

# HOME REPORT

FOR CLIENTS OF:



37 Auchterderran Road  
LOCHGELLY  
KY5 9DQ



**DM HALL**  
CHARTERED SURVEYORS

# Home Report Index

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# Single Survey

survey report on:

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| <b>Property address</b> | 37 Auchterderran Road,<br>LOCHGELLY,<br>KY5 9DQ |
|-------------------------|-------------------------------------------------|

|                 |               |
|-----------------|---------------|
| <b>Customer</b> | Adele Dougary |
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|-------------------------|-------------------------------------------------|
| <b>Customer address</b> | 37 Auchterderran Road,<br>LOCHGELLY,<br>KY5 9DQ |
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| <b>Prepared by</b> | DM Hall LLP |
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| <b>Date of inspection</b> | 9th May 2022 |
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

### 1.2 THE REPORT

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

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

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

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

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

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

# Terms and Conditions

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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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

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they assign the same to any other party in writing.

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

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

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

## 1.9 PRECEDENCE

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

## 1.1 DEFINITIONS

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

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- 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" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

# Terms and Conditions

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

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

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

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

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

## 1. Information and scope of inspection

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

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

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

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

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|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description</b>                               | Self contained first and attic maisonette flat within a two storey block.                                                                                                                                                                                                                             |
| <b>Accommodation</b>                             | FIRST FLOOR: Entrance Porch and Hallway, Living Room, Dining Room, Two Bedrooms one with En Suite Cloakroom, Kitchen and Bathroom.<br><br>ATTIC FLOOR: Two Bedrooms.                                                                                                                                  |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | 151 sqmts                                                                                                                                                                                                                                                                                             |
| <b>Neighbourhood and location</b>                | The subjects are situated within an established residential area of mixed style properties close to the town centre of Lochgelly where local facilities can be obtained. There is a convenience store to part of the ground floor of the block.                                                       |
| <b>Age</b>                                       | Originally built around 1900 but later altered/extended to provide the present accommodation.                                                                                                                                                                                                         |
| <b>Weather</b>                                   | Dull and overcast. The content of this report should be read in accordance with the weather conditions at the time of inspection.                                                                                                                                                                     |
| <b>Chimney stacks</b>                            | <b>Visually inspected with the aid of binoculars where appropriate.</b><br><br>There is a single shared stack of assumed brick and rendered construction with cement pointing and metal flashings at the junction between this and the surrounding roof coverings. Mixed style pots have been fitted. |

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| <b>Roofing including roof space</b>        | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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 reasonable to do so.</b></p> <p>The roof is of a traditional pitched and hip design overlaid in slaterwork with metal ridge sections. The junction between the roof coverings and the wall heads has been pointed. There is a valley gutter at the intersection of the roof pitches to the rear although due to the lay of the land no access was obtained to inspect this.</p> <p>There is a further shallow pitched roof over the en suite outshoot with this finished in tiling with PVC verge caps fitted.</p> <p>The loft space has been built into with access limited to the rear outshoot over the kitchen. The roof is of a traditional timber frame construction overlaid with sarking board. Limited insulation has been laid between the ceiling joists. The loft space houses the cold water storage tank. Due to the nature of the loft, access was limited to a small area surrounding the hatch only.</p> <p>There is a further hatch to the en suite cloakroom with the roof being of a similar nature to the main roof. Insulation has been laid to the ceiling joists. Again access was limited to a small area surrounding the hatch only.</p> |
| <b>Rainwater fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater goods are of a PVC and cast iron design to eaves and downpipes.</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>The main walls are of a solid stone construction with later sections being of a cavity brick construction roughcast externally.</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>Entry to the property is via a timber panel and single glazed door off the external stair. The windows are of a timber framed double glazed design to the first floor level with the attic floor accommodation benefiting from velux windows.</p> <p>Sections of the roof line to the fascias have been finished with timber boarding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <b>External decorations</b>               | <b>Visually inspected.</b><br>Sections to the external walls and timbers have been painted.                                                                                                                                                                                                                                                                                                                   |
| <b>Conservatories / porches</b>           | <b>Visually inspected.</b><br>There is an entrance porch with this being of a timber frame construction finished with cladding and also slaterwork. There is a shallow pitched roof of slate design although no clear access was obtained to this. Windows are of a single glazed design.                                                                                                                     |
| <b>Communal areas</b>                     | <b>Circulation areas visually inspected.</b><br>There is a shared access driveway to the rear of the property finished in stone chips.                                                                                                                                                                                                                                                                        |
| <b>Garages and permanent outbuildings</b> | <b>Visually inspected.</b><br>There is a detached double car garage of block construction part roughcast externally under a pitched and slated roof. Access is via an electronically operated up and over door. There is a further passage door to the side. Internally flooring is of a concrete screed design.                                                                                              |
| <b>Outside areas and boundaries</b>       | <b>Visually inspected.</b><br>There is a private garden to the rear of the property with this benefiting from a grassed area and bounded by a stone pointed wall. Access to the entrance door is via an external stair of brick, concrete and roughcast construction with metal balustrade fitted.                                                                                                            |
| <b>Ceilings</b>                           | <b>Visually inspected from floor level.</b><br>Ceilings have been finished in plaster/plasterboard. Profile boarding has been fitted to the ceilings of the bathroom and kitchen. The en suite cloakroom has an artex finish.                                                                                                                                                                                 |
| <b>Internal walls</b>                     | <b>Visually inspected from floor level.</b><br><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b><br>Internal walls are a mixture of solid on hard plaster, lath and plaster and plasterboard. Tiling and wet wall finishing have been fitted to the walls of the bathroom and kitchen.<br>Artex finishes were noted to sections of the en suite cloakroom. |

# Single Survey

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| Floors including sub floors           | Flooring is a mixture of suspended timber overlaid with boarding and of solid concrete. Floor coverings have been fitted throughout with no access obtained to the flooring beneath.                                                                                                                                                                                                                                                                                                                                                                              |
| Internal joinery and kitchen fittings | <b>Built-in cupboards were looked into but no stored items were moved.</b><br><b>Kitchen units were visually inspected excluding appliances.</b><br>Internal doors are a mixture of flush and glazed units. The kitchen houses floor and wall units.<br>Access to the upper floor level is via an open timber staircase with balustrade.                                                                                                                                                                                                                          |
| Chimney breasts and fireplaces        | Sealed over.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Internal decorations                  | <b>Visually inspected.</b><br>Walls and ceilings have been painted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Cellars                               | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Electricity                           | <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><br>Electricity is from the mains supply with the consumer board located to the living room. Wiring, where seen, is of a PVC coated design connected to 13 amp sockets. |
| Gas                                   | <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><br>Gas is from the mains supply with the meter located to the dining room.                                                                                             |
| Water, plumbing, bathroom fittings    | <b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b><br><b>No tests whatsoever were carried out to the system or appliances.</b><br>Water is from the mains supply. Visible pipework is a mixture of PVC and copperwork although it is not unusual for properties of this style and age to have hidden leadwork remaining.                                                                                                                                                                   |

# Single Survey

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| <b>Water, plumbing, bathroom fittings</b>  | <p>There is a three piece bathroom suite with separate shower cubicle to the main bathroom with there being a further en suite WC and wash hand basin.</p> <p>Cold water is stored within an insulated cold water storage tank within the loft space. Due to its located and nature of the insulation no access was obtained to inspection.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Heating and hot water</b>               | <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>Heating and hot water are available via a wall mounted gas fired boiler located to the kitchen. Radiators have been connected to this. Hot water is also stored within an insulated hot water cylinder located to the boiler cupboard.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Drainage</b>                            | <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 connected to the mains public sewer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Fire, smoke and burglar alarms</b>      | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Any additional limits to inspection</b> | <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>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive</p> |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Any additional limits to inspection</b> | <p>plants within the boundaries of the property or in neighbouring properties.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>All floors were covered and have not been moved. My physical inspection of the roof void area was restricted due to insulation material and lack of suitable crawl boards. As a result the roof void area was only viewed from the access hatch.</p> <p>My inspection of the roof covering was restricted from ground level and some parts were not visible. Site topography partially blocked sight lines.</p> <p>Concealed areas beneath and around the bath/shower tray and kitchen units were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.</p> <p>Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</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.

# Single Survey

## 2. Condition

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

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



### Structural movement

|                 |                                                                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                   |
| Notes           | There is evidence of movement to the building in the form of cracking and distortion to sections of walls. Any movement appears to be of a longstanding and non progressive nature, given the limitations of our single inspection. |



### Dampness, rot and infestation

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Notes           | <p>There is evidence of water run off staining and vegetation growth to the south most elevation externally. In addition to this there are a number of stains to wall and ceiling areas within the property. Moisture readings were obtained to the dining room fireplace.</p> <p>There is evidence of woodboring insect infestation and staining noted to timbers within the loft space where accessed.</p> <p>Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.</p> |



### Chimney stacks

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                      |
| Notes           | Cracking noted to sections of the stack. A contractor will be able to advise on the necessary repairs. |



### Roofing including roof space

|                 |                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                                                                                                                                                                                  |
| Notes           | <p>The roof coverings are of an older nature with signs of chipped, damage and slipped slaterwork. Restricted access within the loft space. Where seen there is evidence of bird activity to the main loft space.</p> <p>Staining noted to sections of roofing timbers. A reputable roofing contractor can be asked to inspect the roof structure to advise on all necessary repairs to ensure</p> |



## Roofing including roof space

|                        |                                                                                                                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                               |
| <b>Notes</b>           | wind and water tightness. Inspection at close quarters may reveal further deterioration/damage to roofing materials, especially where these are original. Regular maintenance is anticipated until replacement. |



## Rainwater fittings

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Notes</b>           | As detailed previously there is evidence of staining to areas of external walls. This appears to relate to run off from the rainwater goods. At the time of inspection the weather was dry and we are unable to comment on the watertightness of these units. Corrosion was noted to sections of the cast iron units. Vegetation growth was noted to sections. A roofing contractor will however be able to advise further. |



## Main walls

|                        |                                                                                                                                                   |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                 |
| <b>Notes</b>           | Cracked, damaged and open pointing noted to sections. Vegetation growth was noted. Works to remove this should be undertaken in the shorter term. |



## Windows, external doors and joinery

|                        |                                                                                                                                                                                |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                              |
| <b>Notes</b>           | The velux windows were found to be difficult to open/close with works of adjustment anticipated to their mechanisms.<br><br>External timbers will require ongoing maintenance. |



## External decorations

|                        |                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                             |
| <b>Notes</b>           | General weathering noted. Regular re-painting of external joinery will prolong its life span. |



## Conservatories/porches

|                        |                                                                                                                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                                               |
| <b>Notes</b>           | There is evidence of water penetration and staining to ceiling and wall areas within the conservatory. Damage noted to external timbers.<br><br>The porch is of a lightweight construction. Regular maintenance is anticipated. |



## Communal areas

|                        |                                 |
|------------------------|---------------------------------|
| <b>Repair category</b> | 1                               |
| <b>Notes</b>           | No significant defects evident. |



## Garages and permanent outbuildings

|                        |                                                                                                                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                    |
| <b>Notes</b>           | Sections of walls were found to be cracked and damaged. There is an opening/ hole to the roof with daylight noted with additional areas of slipped / damaged slater work. The side door was damaged. |



## Outside areas and boundaries

|                        |                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                |
| <b>Notes</b>           | Open and weathered pointing to the boundary walls. Missing sections of balustrade to the external access stairs. |



## Ceilings

|                        |                                                                                                                                        |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                      |
| <b>Notes</b>           | The textured finishes may contain asbestos based material. See information on Asbestos in the Limitations of Inspection section above. |



## Internal walls

|                        |                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                   |
| <b>Notes</b>           | Sections of plasterwork were found to be bossed and uneven in places.<br><br>The textured finishes may contain asbestos based material. See information on Asbestos in the Limitations of Inspection section above. |



## Floors including sub-floors

|                        |                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Notes</b>           | Sections of flooring were found to be raised and uneven and damaged with repairs anticipated to immediate sections. A section of floor board to the rear bedroom has dropped. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work. |



## Internal joinery and kitchen fittings

|                        |                                 |
|------------------------|---------------------------------|
| <b>Repair category</b> | 1                               |
| <b>Notes</b>           | No significant defects evident. |



## Chimney breasts and fireplaces

|                        |                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | -                                                                                                                                                                                     |
| <b>Notes</b>           | Where fireplaces have been removed there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. Disused chimneys should be capped and vented. |



## Internal decorations

|                        |                                 |
|------------------------|---------------------------------|
| <b>Repair category</b> | 1                               |
| <b>Notes</b>           | No significant defects evident. |



## Cellars

|                        |      |
|------------------------|------|
| <b>Repair category</b> | -    |
| <b>Notes</b>           | N/A. |



## Electricity

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Notes</b>           | <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> <p>The consumer board is of an older nature. A registered electrician will be able to advise further over the adequacy of this.</p> |



## Gas

|                        |                                                                                                                                                                                                                                                                          |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                        |
| <b>Notes</b>           | Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations. |



## Water, plumbing and bathroom fittings

|                        |                                                                                                                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                    |
| <b>Notes</b>           | The shower tray has dropped with there being an open gap between the shower tray and the surrounding walls. Works to secure and make good are anticipated. A plumber will be able to advise further. |



## Heating and hot water

|                        |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Notes</b>           | <p>It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>Boilers and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation.</p> |



## Drainage

|                        |                                 |
|------------------------|---------------------------------|
| <b>Repair category</b> | 1                               |
| <b>Notes</b>           | No significant defects evident. |

# 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         | 2 |
| Chimney stacks                        | 2 |
| Roofing including roof space          | 2 |
| Rainwater fittings                    | 2 |
| Main walls                            | 2 |
| Windows, external doors and joinery   | 2 |
| External decorations                  | 1 |
| Conservatories/porches                | 2 |
| Communal areas                        | 1 |
| Garages and permanent outbuildings    | 2 |
| 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 | 2 |
| Heating and hot water                 | 1 |
| Drainage                              | 1 |

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

|                                                                                               |                                         |                                        |
|-----------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| <b>1. Which floor(s) is the living accommodation on?</b>                                      | First and Attic                         |                                        |
| <b>2. Are there three steps or fewer to a main entrance door of the property?</b>             | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| <b>3. Is there a lift to the main entrance door of the property?</b>                          | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| <b>4. Are all door openings greater than 750mm?</b>                                           | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| <b>5. Is there a toilet on the same level as the living room and kitchen?</b>                 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| <b>6. Is there a toilet on the same level as a bedroom?</b>                                   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| <b>7. Are all rooms on the same level with no internal steps or stairs?</b>                   | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| <b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b> | 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

We are unaware of any statutory, town planning or road proposals which may adversely affected the subjects.

The roads and footpaths adjoining the subjects are made up and assumed adopted by the Local Authority.

The property has been altered to create the current internal layout although this does appear to be of a historic nature exceeding 20 years. The garage has also been created at a later date although again this does appear to be of a historic nature.

The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether or not the property has been the subject of any compensation claims.

It is assumed there is a shared liability for the maintenance of common areas to the building and boundaries.

Access to the garage is via a shared drive. The completing solicitor should confirm rights of access and liability.

### Estimated reinstatement cost for insurance purposes

£450,000 (Four Hundred and Fifty Thousand Pounds)

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

### Valuation and market comments

£120,000 (One Hundred and Twenty Thousand Pounds)

The local market has been extremely buoyant since the easing of lockdown restrictions as a result of the Covid 19 Pandemic in 2020. This surge in demand has resulted in increases in house prices generally across all sectors of the market. Whilst the valuation opinion reflects these conditions, it is not possible to predict how the market will react in the coming months and an increased supply of available property may soften price levels generally.

The property is located directly above a shop to the front/side. Some lenders may restrict lending as a result of this.

**Signed**

Security Print Code [462444 = 5538 ]  
Electronically signed

**Report author**

Peter Rasberry

**Company name**

DM Hall LLP

# Single Survey

|                |                                                |
|----------------|------------------------------------------------|
| <b>Address</b> | 27 Canmore Street, Dunfermline, Fife, KY12 7NU |
|----------------|------------------------------------------------|

|                       |               |
|-----------------------|---------------|
| <b>Date of report</b> | 10th May 2022 |
|-----------------------|---------------|

# Mortgage Valuation Report



## Property Address

Address 37 Auchterderran Road, LOCHGELLY, KY5 9DQ  
Seller's Name Adele Dougary  
Date of Inspection 9th May 2022

## 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:

None

# 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 Connection

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 Water ☒ Mains ☐ Private ☐ None  
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None  
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating:

Gas fired boiler connected 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

At the time of inspection the property was found to be in a condition commensurate with age having been adequately maintained. Whilst there are some items requiring attention these should be capable of remedy through routine maintenance work. Although not an exhaustive the following observations were noted:

1. There is evidence of water run off staining and vegetation growth to the south most elevation externally. In addition to this there are a number of stains to wall and ceiling areas within the property. Moisture readings were obtained to the dining room fireplace.

There is evidence of woodboring insect infestation and staining noted to timbers within the loft space where accessed.

Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.

2. The roof coverings are of an older nature with signs of chipped, damage and slipped slaterwork. Restricted access within the loft space. Where seen there is evidence of bird activity to the main loft space.

Staining noted to sections of roofing timbers. A reputable roofing contractor can be asked to inspect the roof structure to advise on all necessary repairs to ensure wind and water tightness. Inspection at close quarters may reveal further deterioration/damage to roofing materials, especially where these are original. Regular maintenance is anticipated until replacement. Works of attention are also anticipated to the rain water goods and chimney.

3. There is evidence of movement to the building in the form of cracking and distortion to sections of walls. Any movement appears to be of a longstanding and non progressive nature, given the limitations of our single inspection.

4. The property has been altered to create the current internal layout although this does appear to be of a historic nature exceeding 20 years. The garage has also been created at a later date although again this does appear to be of a historic nature.

The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether or not the property has been the subject of any compensation claims.

It is assumed there is a shared liability for the maintenance of common areas to the building and boundaries.

Access to the garage is via a shared drive. The completing solicitor should confirm rights of access and liability.

## Essential Repairs

Estimates regarding the items above should be obtained prior to purchase.

Estimated cost of essential repairs £

Retention recommended? ☐ Yes ☒ No

Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

We can confirm that the property will provide suitable security for mortgage lending purposes subject to specific criteria from any individual lender. The property is located directly above a shop to the front/side. Some lenders may restrict lending as a result of this.

## Valuations

Market value in present condition £ 120,000

Market value on completion of essential repairs £

Insurance reinstatement value £ 450,000  
(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 [462444 = 5538 ]  
Electronically signed by:-

Surveyor's name Peter Rasberry

Professional qualifications BSc MRICS

Company name DM Hall LLP

Address 27 Canmore Street, Dunfermline, Fife, KY12 7NU

Telephone 01383 604100

Fax 01383 604109

Report date 10th May 2022

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

37 AUCHTERDERRAN ROAD, LOCHGELLY, KY5 9DQ

**Dwelling type:** Mid-floor maisonette  
**Date of assessment:** 09 May 2022  
**Date of certificate:** 09 May 2022  
**Total floor area:** 151 m<sup>2</sup>  
**Primary Energy Indicator:** 349 kWh/m<sup>2</sup>/year

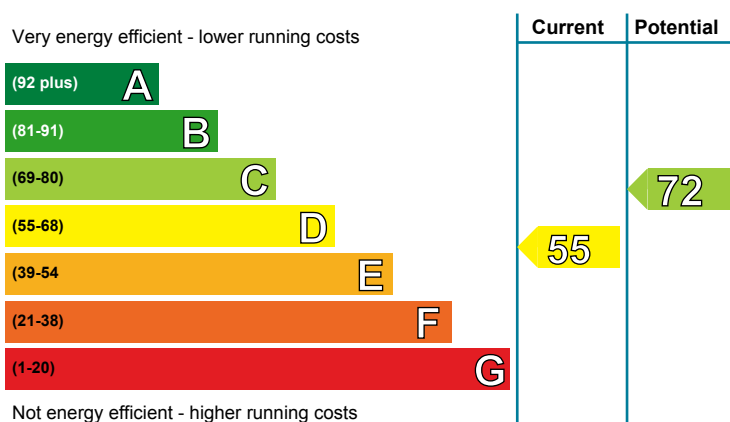
**Reference number:** 0100-2331-7050-2802-6551  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

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

|                                                   |        |                                                      |
|---------------------------------------------------|--------|------------------------------------------------------|
| Estimated energy costs for your home for 3 years* | £5,265 | See your recommendations report for more information |
| Over 3 years you could save*                      | £1,956 |                                                      |

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

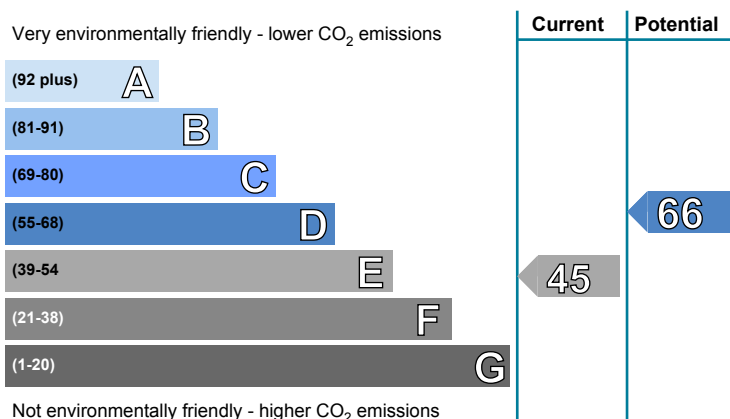


## Energy Efficiency Rating

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 D (55)**. 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 E (45)**. 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 |
|----------------------------------------|------------------|------------------------------|
| 1 Room-in-roof insulation              | £1,500 - £2,700  | £1509.00                     |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £369.00                      |
| 3 Low energy lighting                  | £20              | £84.00                       |

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**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, no insulation (assumed)            | ★★☆☆☆             | ★★☆☆☆         |
| Roof                  | Pitched, no insulation (assumed)                          | ★☆☆☆☆             | ★☆☆☆☆         |
|                       | Roof room(s), no insulation (assumed)                     | ★☆☆☆☆             | ★☆☆☆☆         |
| Floor                 | (other premises below)                                    | —                 | —             |
|                       | (another dwelling below)                                  | —                 | —             |
| Windows               | Fully double glazed                                       | ★★★★☆             | ★★★★☆         |
| Main heating          | Boiler and radiators, mains gas                           | ★★★★☆             | ★★★★☆         |
| Main heating controls | Programmer, room thermostat and TRVs                      | ★★★★☆             | ★★★★☆         |
| Secondary heating     | None                                                      | —                 | —             |
| Hot water             | From main system                                          | ★★★★☆             | ★★★★☆         |
| Lighting              | Low energy lighting in 71% of fixed outlets               | ★★★★★             | ★★★★★         |

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

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

The calculated emissions for your home are 62 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 9.3 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 3.8 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       | £4,464 over 3 years  | £2,598 over 3 years    |  |
| Hot water     | £378 over 3 years    | £381 over 3 years      |                                                                                     |
| Lighting      | £423 over 3 years    | £330 over 3 years      |                                                                                     |
| <b>Totals</b> | <b>£5,265</b>        | <b>£3,309</b>          |                                                                                     |

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

## Recommendations for improvement

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

| Recommended measures                        | Indicative cost  | Typical saving per year | Rating after improvement                                                              |                                                                                       |
|---------------------------------------------|------------------|-------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                             |                  |                         | Energy                                                                                | Environment                                                                           |
| 1 Room-in-roof insulation                   | £1,500 - £2,700  | £503                    |  |  |
| 2 Internal or external wall insulation      | £4,000 - £14,000 | £123                    |  |  |
| 3 Low energy lighting for all fixed outlets | £20              | £28                     |  |  |

## Choosing the right improvement package

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

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

### 1 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 2 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](http://www.nationalinsulationassociation.org.uk)). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

### 3 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 33,670            | (3,577)                   | (597)                            | (2,686)                         |
| Water heating (kWh per year) | 2,992             |                           |                                  |                                 |

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

|                             |                                                              |
|-----------------------------|--------------------------------------------------------------|
| Assessor's name:            | Mr. Peter Rasberry                                           |
| Assessor membership number: | EES/015801                                                   |
| Company name/trading name:  | D M Hall Chartered Surveyors LLP                             |
| Address:                    | 27 Canmore Street<br>Fife<br>Dunfermline<br>KY12 7NU         |
| Phone number:               | 0131 477 6000                                                |
| Email address:              | <a href="mailto:dmhall@dmhall.co.uk">dmhall@dmhall.co.uk</a> |
| Related party disclosure:   | No related party                                             |

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

## Use of this energy performance information

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).

### **Advice and support to improve this property**

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT



# Property Questionnaire

|                         |                                               |
|-------------------------|-----------------------------------------------|
| <b>Property Address</b> | 37 Auchterderran Road<br>LOCHGELLY<br>KY5 9DQ |
|-------------------------|-----------------------------------------------|

|                  |                  |
|------------------|------------------|
| <b>Seller(s)</b> | Ms Adele Dougary |
|------------------|------------------|

|                                                  |            |
|--------------------------------------------------|------------|
| <b>Completion date of property questionnaire</b> | 05/05/2022 |
|--------------------------------------------------|------------|

**1 Length of ownership**

How long have you owned the property?

8 months

**2 Council tax**

Which Council Tax band is your property in?

C

**3 Parking**

What are the arrangements for parking at your property?

(Please tick all that apply)

Garage ☒

Allocated parking space ☐

Driveway ☒

Shared parking ☒

On street ☐

Resident permit ☐

Metered parking ☐

Other (please specify)

**4 Conservation area**

Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

Don't know

**5 Listed buildings**

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

No

**6 Alterations/additions/extensions**

- a.(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?

No

If you have answered yes, please describe below the changes which you have made:

- (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

- b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

No

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

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

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

## **7 Central heating**

- a. Is there a central heating system in your property?

(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).

Yes

If you have answered yes or partial — what kind of central heating is there?

(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).

Combi Boiler

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

- (i) When was your central heating system or partial central heating system installed?

Dont know

- (ii) Do you have a maintenance contract for the central heating system?

No

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

No

- (iii) When was your maintenance agreement last renewed?  
(Please provide the month and year).

## **8 Energy Performance Certificate**

Does your property have an Energy Performance Certificate which is less than 10 years old?

No

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

- a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

- b. Are you aware of the existence of asbestos in your property?

No

If you have answered yes, please give details:

## **10 Services**

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

**Services****Connected Supplier**

|                                     |                                     |                |
|-------------------------------------|-------------------------------------|----------------|
| Gas or liquid petroleum gas         | <input checked="" type="checkbox"/> | British Gas    |
| Water mains or private water supply | <input checked="" type="checkbox"/> | Scottish Water |
| Electricity                         | <input checked="" type="checkbox"/> | British gas    |
| Mains drainage                      | <input checked="" type="checkbox"/> | Dont know      |
| Telephone                           | <input checked="" type="checkbox"/> | Bt             |
| Cable TV or satellite               | <input checked="" type="checkbox"/> | N/a            |
| Broadband                           | <input checked="" type="checkbox"/> | Bt             |

b. Is there a septic tank system at your property?

No

(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. 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?

Yes

If you have answered yes, please give details:

Shared driveway

b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?

Yes

If you have answered yes, please give details:

Shared cost of roof maintenance with owners below

c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

No

d. 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?

No

If you have answered yes, please give details:

e. As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?

No

If you have answered yes, please give details:

f. 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.)

No

If you have answered yes, please give details:

## **12 Charges associated with your property**

- a. Is there a factor or property manager for your property?

No

- b. Is there a common buildings insurance policy?

No

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

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

## **13 Specialist works**

- a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?

No

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

- b. As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

If you have answered yes, please give details:

- c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself 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., 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 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.

Guarantees are held by:

## **14 Guarantees**

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

- (i) Electrical work

No

- (ii) Roofing

Yes

- (iii) Central heating  
No
- (iv) National House Building Council (NHBC)  
No
- (v) Damp course  
No
- (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)  
No
- 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):
  - (i) Electrical work
  - (ii) Roofing  
Roof was leaking over winter, leaks have been repaired and have a 5 year guarantee
  - (iii) Central heating
  - (iv) National House Building Council (NHBC)
  - (v) Damp course
  - (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
- c. Are there any outstanding claims under any of the guarantees listed above?

If you have answered yes, please give details:

## 15 Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years?

No

If you have answered yes, please give details:

## 16 Notices that affect your property

In the past three years have you ever received a notice:

- a. advising that the owner of a neighbouring property has made a planning application?  
Yes
- b. that affects your property in some other way?  
No
- c. that requires you to do any maintenance, repairs or improvements to your property?  
No

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