

YOUR ONESURVEY
HOME REPORT

ADDRESS

White House
Main Road
Cardross
G82 5JY

PREPARED FOR

John Paterson

INSPECTION CARRIED OUT BY:



SELLING AGENT:



HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Helensburgh - Allied Surveyors Scotland Plc	11/05/2022
<u>Mortgage Certificate</u>	Final	Helensburgh - Allied Surveyors Scotland Plc	11/05/2022
<u>Property Questionnaire</u>	Final	Mr. John Paterson	10/05/2022
<u>EPC</u>	Final	Helensburgh - Allied Surveyors Scotland Plc	09/05/2022

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you visit www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Surveyor Reference	HH/0726
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Customer	Mr. John Paterson
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Selling address	White House Main Road Cardross G82 5JY
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Date of Inspection	09/05/2022
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Prepared by	James Aitkenhead, MRICS Helensburgh - Allied Surveyors Scotland Plc
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

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.¹

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



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

1.2 THE REPORT

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

¹ Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 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. 2

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

2 Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Rules of Conduct.

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

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

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

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

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

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

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 will not be inspected or reported on.

Description	The subjects comprise a greatly extended detached late 18th/early 19th century house which is listed category C as a building of historic and architectural interest.
Accommodation	The oldest part of the dwelling is built over two storey and attic while the south east addition is built over one storey and attic; the rear/north extension is now over two storeys and other areas are single storey . Accommodation: Ground floor: timber and slate entrance porch, reception area now open to original living room with small snug area entered off giving access to kitchen, sitting room, drawing room (south east extension) and rear vestibule. The dining room extension is accessed off the kitchen with further access to utility room, w.c and boiler room. First floor: hallway and steep staircase leading to attic. There are two bedrooms and a bathroom in the oldest part of the dwelling. A third bedroom in a historic rear addition and fourth bedroom with bathroom and walk-in storage areas on the upper floor of the south east addition. Top/attic floor (original part of the building): hallway and two dormer attic bedrooms.
Gross internal floor area (m2)	Approx. 280 sq mtrs or thereby.
Neighbourhood and location	The subjects are located within a conservation area and are listed Category C along with the stone boundary walls. The property is located within the small conservation village of Cardross which lies approximately midway between

	<p>Helensburgh and Dumbarton on the A814.</p> <p>The subject property fronts the main road on the corner of Carman Road with the Old Manse to the north.</p> <p>The village provides a reasonable range of local amenities and facilities including a railway station with a regular service to Glasgow and a line which terminates at nearby Helensburgh.</p> <p>There is a golf club, primary school, shops and a public house.</p> <p>There are local leisure facilities including a park, bowling green and tennis courts off Church Avenue. Further town amenities are available in neighbouring Helensburgh and Dumbarton both of which are approximately five minutes drive away and the property may be regarded as being within commuting distance of Glasgow, the M8 motorway and Glasgow airport.</p>
<p>Age</p>	<p>Built in the late 18th century/early 19th century. The original building was greatly extended in the Victorian period firstly to the rear which is now a two storey adjunct and later to the south east 120 years ago. Perhaps the most modern addition is the dining room with its flat roof to the north west part of the building. It is understood the property was originally known as Bainfield House and the building was listed in 1971 (LB1153).</p>
<p>Weather</p>	<p>Overcast with rain showers throughout the day.</p>
<p>Chimney stacks</p>	<p>There are plain rendered stone built chimney stacks on the original gable elevations with lead flashings and round clay chimney pots.</p> <p>There is a roughcast brick built chimney stack with lead flashings and clay chimney pots on the upper floor of the rear extension.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Roofing including roof space</p>	<p>All roofs are pitched and slated.</p> <p>There are rear dormer projections which have flat roofs. The flat roofs were not visible from ground level.</p> <p>There are clay ridge tiles.</p> <p>There are lead lined valley gutters and lead clad skew putts.</p> <p>The roof over the dining room is of flat construction clad in rubberoid material.</p>

	<p>The roof over the rear vestibule (extension) is of very low pitched design clad in slate. The flat roof coverings over the dormers were not visible from ground level and were not inspected.</p> <p>The only access to any roof space is at the apex of the oldest part of the building (attic floor).</p> <p>Inspection of the roof void was limited from the hatch area only and no other roof space was accessible due to the lack of a clearly accessible access hatch. Inspection of the roof space which was available was further restricted by insulation material laid between and over the joists.</p> <p>Where seen the roof is of timber framed construction with timber board sarking and PVC underfelt was noted below the slates.</p> <p>It appears that the majority of the roof slopes have been reclad in recent years with the exception of the roof over the south east Victorian extension.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. 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.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p>
<p>Rainwater fittings</p>	<p>Gutters and downpipes are a mix of both cast iron and PVC.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>Main walls of the original house and south east extension appear to be of traditional solid stone construction with partial rendered finishes. Walls of the rear extension are of traditional brick construction. We suspect the walls of the</p>

	<p>dining room extension are also of traditional brick of modern timber framed design with brick outer leaf.</p> <p>There is limited sub-floor ventilation at the gable elevations.</p> <p>No damp-proof course is visible.</p> <p>The original property would have been built without a damp-proof course.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>There are painted timber eaves projections (roof-line).</p> <p>Windows are of varying type including original single glazed double hung sash and case units, timber casement units and replacement timber double glazed units.</p> <p>There are also double glazed skylights providing natural light to the upper floors.</p> <p>There is a timber storm door to the porch with timber inner door.</p> <p>There is a timber glazed door to the rear vestibule and there are timber and fifteen pane glass French doors off the dining room.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible. Doors and windows were not forced open.</p>
<p>External decorations</p>	<p>All walls are painted white, largely rendered.</p> <p>There are painted timbers in contrasting black.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>There is no conservatory.</p> <p>There is a modest front porch of timber framed/timber clad design under a pitched and slated roof.</p> <p>Visually inspected.</p>
<p>Communal areas</p>	<p>None.</p>

<p>Garages and permanent outbuildings</p>	<p>There is no garage as such.</p> <p>There is ample car parking available on the red chip fore-court accessed by means of the driveway off Carman Road.</p> <p>There is a twin store of solid brick construction with a corrugated asbestos cement roof within the rear gardens.</p> <p>There are further garden outbuildings including a greenhouse and sheds which are not considered heritable and were not inspected internally.</p> <p>Visually inspected.</p>
<p>Outside areas and boundaries</p>	<p>The property sits in a corner position fronting the main road through the village but with the gable elevation adjunct to a grass verge which is in turn adjacent to the driveway leading to the old Manse. Access to the property is by means of a concrete slabbed driveway on red chips.</p> <p>There are stone boundary walls to all elevations and although much of the stone wall is not visible due to vegetation etc.,. The stone wall to the front serves as a retaining wall by the public footpath.</p> <p>There are some trees growing within a radius of their own height of the property and this should be borne in mind for insurance purposes.</p> <p>There is a vehicular gate at the south east boundary next to a grass verge although this does not appear to have been used for some time.</p> <p>There appears to be a good sized area of garden ground taken up by car parking at the front finished in red chip, the remainder being laid mainly to grass with a slabbed area adjacent to the brick stores and vehicular gate. The garden grounds are laid largely to grass.</p> <p>Precise title boundaries and real rights of access particularly in respect of the entranceway off Carman Road and the grass verges by the vehicular gate must be confirmed from title deeds.</p> <p>Visually inspected.</p>
<p>Ceilings</p>	<p>Ceilings appear to be partly of old style lath and plaster, partly of plasterboard.</p>

	<p>There are relatively low ceilings in the oldest part of the property in particular.</p> <p>There are sloping ceilings to the upper floors.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>There are various wall finishes including original lath and plaster. Plasterboard to some modified/extended areas.</p> <p>Walls are plastered hard to masonry within part of the rear historic extension (first floor bedroom).</p> <p>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<p>Floors including sub floors</p>	<p>Floors appear to be of suspended timber joist construction with we suspect strip timber flooring.</p> <p>We do, however, suspect that many of the floors particularly within the original part of the building may be of solid design overlaid with timber with relatively limited clearance below the joists.</p> <p>No access was gained to any sub-floor area due to the lack of a clearly accessible access hatch.</p> <p>No sub-floor timbers were inspected.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p>
<p>Internal joinery and kitchen fittings</p>	<p>There are character timber moulded doors, timber skirtings and architraves.</p> <p>There is a timber staircase leading to the first floor.</p> <p>There is a relatively narrow timber staircase leading to the attic floor which would not conform with current regulations.</p>

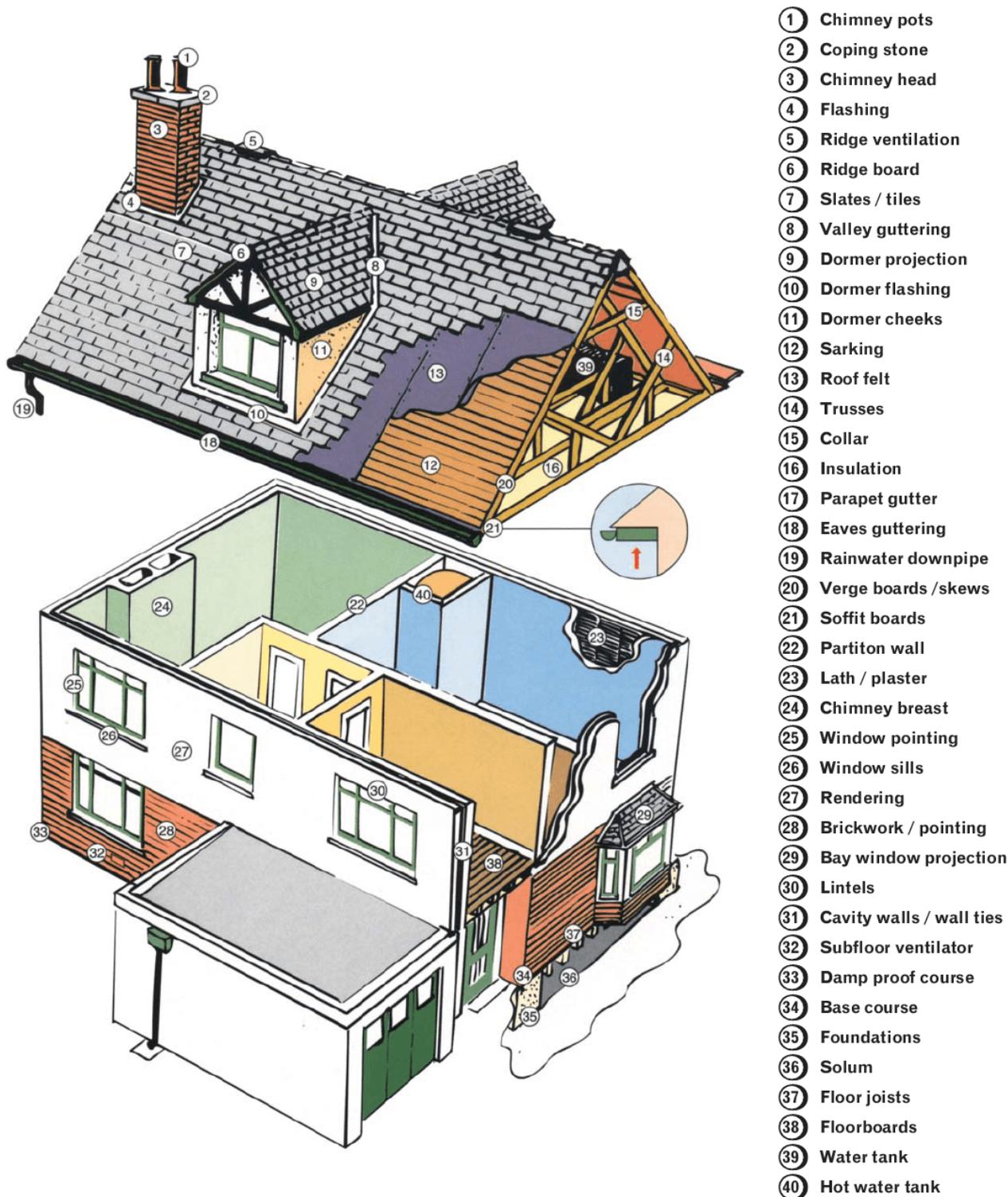
	<p>There are timber skirtings and architraves and feature period timber finishes such as timber lined walls within the open plan living room/reception area.</p> <p>The kitchen is appointed with a range of contemporary fitted wall and floor units.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
<p>Chimney breasts and fireplaces</p>	<p>No fireplaces were in use at the time of inspection. There is a wood burning room heater in situ within the living room. There is an open fireplace with feature timber fire surround within the drawing room.</p> <p>Blocked fireplaces should be ventilated to prevent a build up of moisture within the flues. Flues must be tested, cleaned and/or repaired prior to considering future use.</p> <p>There is a solid fuel burning room heater in situ within the upper floor bedroom of the rear adjunct.</p> <p>There is an electric fire in situ at the gable fireplace within the upper floor west most bedroom.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
<p>Internal decorations</p>	<p>Conventional papered and/or painted walls and ceilings with some traditional features.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>None.</p>
<p>Electricity</p>	<p>Mains electricity supply, 13 amp socket outlets and where seen PVC cabling.</p> <p>The system is protected by circuit breakers located in the drawing room.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>

<p>Gas</p>	<p>Mains gas supply.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Cold water mains supply is led into the building and plumbing materials where seen are of relatively modern design.</p> <p>The w.c within the boiler room provides a contemporary white toilet and washhand basin.</p> <p>We suspect the boiler room and utility room are contained within a one time stand-alone building which is now linked to the main dwelling by dining room extension.</p> <p>The main bathroom on the first floor provides a white bathroom suite with an electric shower over the bath and shower screen. Tiled walls and internal light switch.</p> <p>The en suite off the master bedroom provides a free standing roll top bath with white toilet and washhand basin and an electric shower within a shower cubicle. Half timber walls.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>
<p>Heating and hot water</p>	<p>Space heating by water filled panel radiators. The heat source is a modern regular gas boiler (Worcester Greenstar 40 cdi) located in the boiler room.</p> <p>Heating control is by programmable room thermostat and thermostatic radiator valves.</p> <p>Domestic hot water is provided by means of the central heating boiler indirectly in conjunction with the foam lagged copper hot water tank with single immersion heater as back</p>

	<p>up for hot water.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p>
<p>Drainage</p>	<p>It is presumed that the property is connected to the main sewer. This must be confirmed.</p> <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p>
<p>Fire, smoke and burglar alarms</p>	<p>There are smoke alarms which were not tested.</p> <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>
<p>Any additional limits to inspection</p>	<p>The subjects were fully occupied and furnished with all floors covered at the time of inspection.</p> <p>Inspection of the roof space was limited to one area above the original property and no other roof space could be accessed.</p> <p>No inspection of any sub-floor area was undertaken.</p> <p>Only a few windows were opened during the course of inspection and some appeared paint stuck.</p> <p>Services were not tested.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring</p>

	<p>property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>
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Sectional Diagram showing elements of a typical house



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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 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:	
Notes:	<p>There were no indications of any significant or ongoing structural movement.</p> <p>The building has been affected by some settlement movement in the past, however, this appeared of a longstanding nature, non-progressive and entirely typical of a property of this age.</p>

Dampness, rot and infestation	
Repair category:	
Notes:	<p>High moisture readings were noted in some locations including the fireplaces associated with the west most and north most chimney heads respectively.</p> <p>There were no indications of any rising damp.</p> <p>We would, however, caution that deterioration in sub-floor timbers of a property of this age and type is almost inevitable and it should be confirmed whether any previous timber and damp repairs have been undertaken which carry appropriate guarantees.</p> <p>Evidence of woodworm was noted particularly within the roof space although it did not appear active where seen.</p> <p>Woodworm is common to property of this age and type and may be found active in less accessible areas.</p>

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.

Chimney stacks	
Repair category:	2
Notes:	<p>The chimney stacks appeared tolerably plumb with no indication of any significant structural defects.</p> <p>Evidence of dampness was noted at fireplaces. See section on Dampness.</p> <p>Paintwork is flaking from some of the chimney heads.</p>

Roofing including roof space	
Repair category:	2
Notes:	<p>Overall the roof appeared in satisfactory condition having due regard to the age of the building.</p> <p>The majority of the slated roofs have been reclad.</p> <p>A few chipped, damaged and loose slates were noted to the oldest roof over the south east extension. There were no indications of any water ingress below the flat roof coverings where visible.</p> <p>Evidence of old woodworm was noted within the roof space and this is common to property of this age and type.</p> <p>The roof will require continual ongoing maintenance to maintain the building in wind and watertight condition given its age, nature and relatively exposed position.</p>

Rainwater fittings	
Repair category:	2

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.

Notes:	<p>Water was overflowing from gutters at the rear vestibule at the time of inspection.</p> <p>There is a choked gulley on the rear elevation which should be cleared.</p> <p>Regular cleaning of the gutters will be required.</p>
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Main walls	
Repair category:	2
Notes:	<p>Main walls are tolerably plumb with no indication of any significant or ongoing structural movement.</p> <p>Localised areas of boss rendering, i.e not fully attached to masonry, were noted. This is common to property of this type.</p> <p>There are relatively high ground levels against the external walls giving greater potential for penetrating damp. Vigilance will be required against rising or penetrating damp.</p>

Windows, external doors and joinery	
Repair category:	2
Notes:	<p>Older windows are suffering general age, wear and tear with overpainted weathered timbers and some softening of sills.</p> <p>There is some failure of double glazed window sills, for example in the attic bedroom and the windows will require a higher degree of maintenance than modern PVC windows.</p> <p>It should be noted that there will be restrictions on the type of window which can be installed in this property given its listed status and position within a conservation area.</p>

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.

	There is a cracked/broken window pane in the upper floor rear most bedroom.
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External decorations	
Repair category:	
Notes:	Fair decorative order externally. Decoration appears maintained. There is some deterioration to the paintwork on the chimney head (west most).

Conservatories / porches	
Repair category:	
Notes:	No significant visible defects are apparent. The porch appeared in serviceable condition. Weathered timber is overpainted. Roof slating appeared satisfactory.

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	
	The roof of the brick built stores contains asbestos material and

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.

Notes:	<p>must not be disturbed without taking specialist advice given the deleterious nature of asbestos dust.</p> <p>The stores appeared in serviceable condition.</p>
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Outside areas and boundaries	
Repair category:	
Notes:	<p>No significant visible defects are apparent.</p> <p>The garden grounds appear maintained.</p> <p>General age, wear and tear is affecting boundary walls.</p> <p>Ongoing maintenance of the boundaries will be required particularly given the proximity of some growing trees and shrubs.</p> <p>There is a private grass verge on the south east elevation and title/real rights of access must be confirmed particularly given the position of a vehicular gate.</p> <p>There is a private access driveway leading to the old Manse adjacent to the grass verge.</p>

Ceilings	
Repair category:	
Notes:	<p>Blemishes and cracks associated with age, wear and tear were noted.</p> <p>There were no indications of any significant structural cracking.</p> <p>We must caution that lath and plaster ceilings of this age may have become fragile over the years and could become dislodged upon disturbance.</p>

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.

Internal walls	
Repair category:	1
Notes:	<p>No significant visible defects are apparent.</p> <p>No significant structural cracking apparent.</p> <p>Blemishes associated with age, wear and tear were noted.</p> <p>Some damp areas may require repair or drying out prior to redecoration, i.e fireplaces.</p>

Floors including sub-floors	
Repair category:	2
Notes:	<p>There are noticeable areas of uneven flooring particularly on the upper levels of the oldest part of the dwelling.</p> <p>There are creaking floorboards associated with age, wear and tear.</p> <p>It is inevitable that woodworm will be found in the less accessible areas of the flooring.</p> <p>There were no indications of any significant structural defects or surface problems within the limits of inspection. See section on Dampness.</p> <p>Some localised deterioration was noted to timber board flooring in the rear vestibule probably due to penetrating damp at the threshold.</p>

Internal joinery and kitchen fittings	
Repair category:	

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.

	
Notes:	<p>Only normal occupational age, wear and tear is affecting joinerywork.</p> <p>Wear and tear noted to fixtures, fittings and doors etc, are commensurate with the age of the building.</p>

Chimney breasts and fireplaces	
Repair category:	
Notes:	<p>Dampness was noted at some of the fireplaces.</p> <p>Flues must be tested, cleaned and/or repaired prior to considering future use. See section on Dampness.</p>

Internal decorations	
Repair category:	
Notes:	<p>No significant visible defects are apparent.</p> <p>Decoration has been maintained.</p> <p>Occupational age, wear and tear is, however, evident.</p> <p>Decoration is a matter of personal taste.</p>

Cellars	
Repair category:	
	None.

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.

Notes:	
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Electricity	
Repair category:	
Notes:	<p>It is recommended that light switches within the bathrooms be re-sited.</p> <p>Only a limited inspection of wiring was undertaken.</p> <p>The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every 10 years and on a change of occupancy.</p> <p>It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with present IET regulations.</p> <p>A current test certificate should however be confirmed or obtained.</p>

Gas	
Repair category:	
Notes:	<p>No significant visible defects are apparent.</p> <p>Visual inspection is not, however, sufficient to guarantee the safety of gas appliances and services all of which must be serviced by a Gas-Safe registered engineer.</p>

Water, plumbing and bathroom fittings	
Repair category:	

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.

	
Notes:	No significant visible defects are apparent.

Heating and hot water	
Repair category:	
Notes:	No significant visible defects are apparent. See section on Gas.

Drainage	
Repair category:	
Notes:	There were no indications of any significant surface problems at the time of inspection.

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.

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

Structural movement	1
Dampness, rot and infestation	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	1
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	2
Internal decorations	1
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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 coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

<p>Matters for a solicitor or licensed conveyancer</p> <p>Normal searches are required.</p> <p>The property is located in a conservation area and listed Category C. Full details and implications should be confirmed.</p> <p>This period property has been greatly extended over the years and the majority of the alterations do appear to be historic.</p> <p>Perhaps the most recent alteration is the formation of the dining room together with some internal alterations to form en suite etc,.</p> <p>A wall has also been removed between the original hallway and the living room.</p> <p>It is presumed any necessary building warrants, completion certificates and consents are available in respect of all alterations and this should be confirmed.</p> <p>Precise title boundaries, real rights of access and maintenance liabilities in and around the curtilage must be confirmed from the title deeds.</p> <p>In particular real rights of access on the south east elevation where there is a private grass verge must be confirmed together with appropriate title.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>
<p>Estimated re-instatement cost (£) for insurance purposes</p> <p>£1,000,000.</p> <p>Given the size and nature of this period property together with its listed status and construction type, our calculation of the reinstatement figure is outwith parameters for BCIS calculation. We would suggest that this property be insured for a figure not less than £1 MILLION POUNDS, however, we must stress that specialist advice should be sought from a reputable building surveyor or quantity surveyor with experience in listed buildings.</p>
<p>Valuation (£) and market comments</p> <p>£550,000</p> <p>The subjects provide family accommodation of some character in a popular commuter</p>

village within easy reach of local amenities and facilities and commuting distance of Glasgow.

We would anticipate a reasonable level of demand for a property of this size, type and location in the current housing market.

We are of the opinion that the current market value of the subjects may be fairly stated at £550,000 - FIVE HUNDRED AND FIFTY THOUSAND POUNDS.

Report author:	James Aitkenhead, MRICS
Company name:	Helensburgh - Allied Surveyors Scotland Plc
Address:	13 Colquhoun Street Helensburgh G84 8AN
Signed:	Electronically Signed: 205562-EECCE12E-03FC
Date of report:	11/05/2022

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	White House Main Road Cardross G82 5JY	Client: Mr. John Paterson Tenure: Absolute Ownership
Date of Inspection:	09/05/2022	Reference: HH/0726

This report has been prepared as part of your instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising your lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0 LOCATION

The subjects are located within a conservation area and are listed Category C along with the stone boundary walls. The property is located within the small conservation village of Cardross which lies approximately midway between Helensburgh and Dumbarton on the A814. The subject property fronts the main road on the corner of Carman Road with the Old Manse to the north. The village provides a reasonable range of local amenities and facilities including a railway station with a regular service to Glasgow and a line which terminates at nearby Helensburgh. There is a golf club, primary school, shops and a public house. There are local leisure facilities including a park, bowling green and tennis courts off Church Avenue. Further town amenities are available in neighbouring Helensburgh and Dumbarton both of which are approximately five minutes drive away and the property may be regarded as being within commuting distance of Glasgow, the M8 motorway and Glasgow airport.

2.0	DESCRIPTION	2.1 Age:	120 years plus.
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The subjects comprise a greatly extended detached late 18th/early 19th century house which is listed category C as a building of historic and architectural interest.

3.0 CONSTRUCTION

Walls - partly traditional brick, partly traditional stone.
Roof - pitched and slated.
Floors - suspended timber.

4.0 ACCOMMODATION

Ground floor: entrance porch, four public rooms, kitchen, snug, utility room, w.c and rear vestibule.
First floor: hallway, master bedroom with en suite, three further bedrooms and family bathroom.

Upper/attic floor: hallway and two attic bedrooms.							
5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
Central Heating:	Gas fired						
6.0	OUTBUILDINGS						
Garage:	None						
Others:	Garden outbuildings including brick built stores.						
7.0	<p>GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i></p>						
<p>The general condition of this property does appear consistent with its age and type of construction although elements of the fabric are ageing and likely to require future attention.</p> <p>There is a degree of age, wear and tear associated with the building and commensurate with its age.</p> <p>The interior of the property does display many of the characteristics of Georgian and Victorian dwellings and the layout has altered over the years due to successive comprehensive extension.</p> <p>The valuation reflects the fact that some works of repair, maintenance and general upgrading will be required and that ongoing continual maintenance will be required of the fabric with maintenance costs perhaps higher than normal given the listed status of the building in a conservation area.</p>							
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)						
None							
8.1 Retention recommended:			Nil				
9.0	ROADS & FOOTPATHS						
Made up and adopted.							
10.0	BUILDINGS INSURANCE (£):	1,000,000.	GROSS EXTERNAL FLOOR AREA	348	Square metres		
<p><i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i></p>							
11.0	GENERAL REMARKS						
<p>The subjects provide family accommodation of some character in a popular commuter village within easy reach of local amenities and facilities and commuting distance of Glasgow.</p> <p>We would anticipate a reasonable level of demand for a property of this size, type and location in the current housing market.</p> <p>The reinstatement figure given is a rough guide only and given the nature of this property and its listed status it is essential that an accurate reinstatement figure be obtained from a reputable building surveyor or quantity surveyor experienced in dealing with listed buildings. Specialist cover may be required.</p>							
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all</i>						

	<i>necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	Market Value in present condition (£):	550,000	FIVE HUNDRED AND FIFTY THOUSAND POUNDS
12.2	Market Value on completion of essential works (£):		
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	09/05/2022	
Signature:		Electronically Signed: 205562-EECCE12E-03FC	
Surveyor:	James Aitkenhead	MRICS	Date: 11/05/2022
Helensburgh - Allied Surveyors Scotland Plc			
Office:	13 Colquhoun Street Helensburgh G84 8AN	Tel: 01436 674 976 Fax: email: helensburgh@alliedsurveyorsscotland.com	

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	White House Main Road Cardross G82 5JY
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Customer	Mr. John Paterson
-----------------	-------------------

Customer address	White House Main Road Cardross G82 5JY
-------------------------	---

Prepared by	James Aitkenhead, MRICS Helensburgh - Allied Surveyors Scotland Plc
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Energy Performance Certificate (EPC)

Scotland

Dwellings

THE WHITE HOUSE, MAIN ROAD, CARDROSS, DUMBARTON, G82 5JY

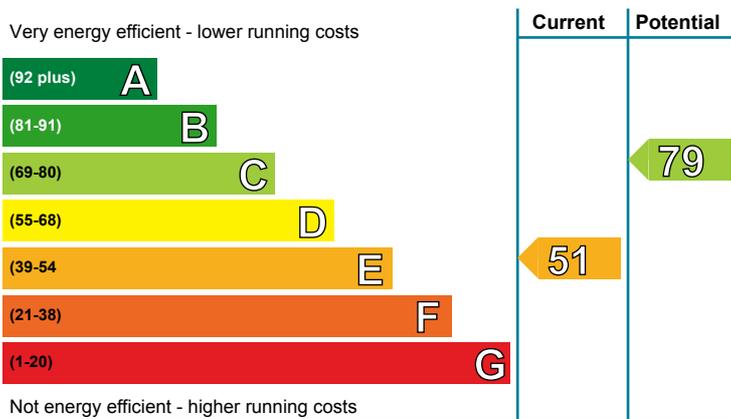
Dwelling type:	Detached house	Reference number:	3012-3925-0430-2541-9206
Date of assessment:	09 May 2022	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	09 May 2022	Approved Organisation:	Elmhurst
Total floor area:	278 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	343 kWh/m ² /year		

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£9,690	See your recommendations report for more information
Over 3 years you could save*	£4,569	

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

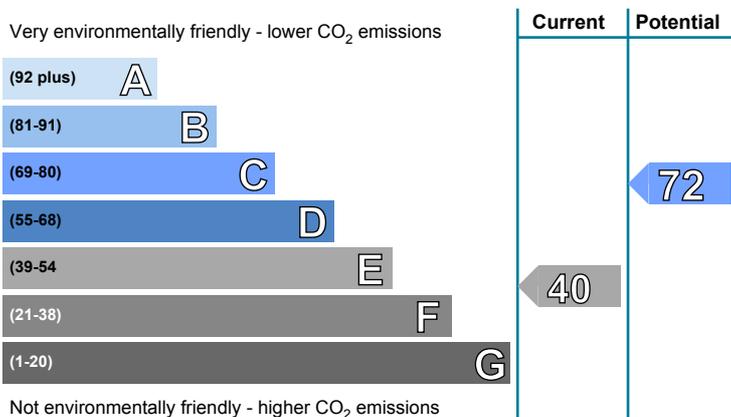


Energy Efficiency Rating

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

Your current rating is **band E (51)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band E (40)**. 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	£2229.00
2 Internal or external wall insulation	£4,000 - £14,000	£1254.00
3 Floor insulation (suspended floor)	£800 - £1,200	£552.00

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

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

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

White House, Main Road, Cardross, G82 5JY

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	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Partial double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 72% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 62 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 17 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 9.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£8,784 over 3 years	£4,203 over 3 years	
Hot water	£366 over 3 years	£369 over 3 years	
Lighting	£540 over 3 years	£549 over 3 years	
Totals	£9,690	£5,121	

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	£743		
2 Internal or external wall insulation	£4,000 - £14,000	£418		
3 Floor insulation (suspended floor)	£800 - £1,200	£184		
4 Draughtproofing	£80 - £120	£67		
5 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£112		
6 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£318		

Choosing the right improvement package

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

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

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

1 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). 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). 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 Floor insulation (suspended floor)

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

4 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

5 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

6 Solar photovoltaic (PV) panels

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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)	63,263	(2,738)	(180)	(8,626)
Water heating (kWh per year)	2,913			

Addendum

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

About this document

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

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

Assessor's name:	Mr. James Aitkenhead
Assessor membership number:	EES/008213
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	13 Colquhoun Street Helensburgh G84 8AN
Phone number:	01436 672654
Email address:	helensburgh@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

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



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address

White House
Main Road
Cardross
G82 5JY

Seller(s)

John Paterson

Completion date of property questionnaire

10/05/2022

Note for sellers

1.	Length of ownership
	How long have you owned the property? 26 years
2.	Council tax
	Which Council Tax band is your property in? (Please circle) []A []B []C []D []E [x]F []G []H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply)
	Garage []
	Allocated parking space []
	Driveway [x]
	Shared parking []
	On street []
	Resident permit []
	Metered parking []
	Other (please specify): space for 6+ cars

property questionnaire

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)?	[x]YES []NO []Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[x]YES []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)?	[x]YES []NO
	If you have answered yes, please describe below the changes which you have made: <i>Conversion of garage, small lounge and toilet to form larger lounge and upgrade of rear timber porch to brick and render.</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[x]YES []NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES []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?	[x]YES []NO
	(ii) Did this work involve any changes to the window or door openings?	[x]YES []NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>replacement of around 50% of existing timber windows with</i>	

property questionnaire

	<i>new timber. mix of sash and case and others.</i>	
	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).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial
	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). <i>gas central heating boiler</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>main central heating system 1996, boiler upgraded 2012 approx</i>	
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know

property questionnaire

	If you have answered yes, please give details:		
10.	Services		
a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	sse
	Water mains or private water supply	Y	scottish water
	Electricity	Y	sse
	Mains drainage	Y	argyll and bute council
	Telephone	Y	bt
	Cable TV or satellite	N	
	Broadband	Y	bt
b	Is there a septic tank system at your property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know
	(ii) Do you have a maintenance contract for your septic tank?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	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? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

property questionnaire

	your boundaries? 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? If you have answered yes, please give details:	[]YES [x]NO
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.) If you have answered yes, please give details:	[]YES [x]NO
12.	Charges associated with your property	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[]YES [x]NO
b	Is there a common buildings insurance policy?	[]YES [x]NO []Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors 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. n/a	
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?	[]YES [x]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?	[]YES [x]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?	[]YES []NO
	If you have answered yes, these guarantees will be needed by	

property questionnaire

	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. Guarantees are held by:	
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14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
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>n/a</i>	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	

property questionnaire

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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	John Paterson
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	10/05/2022