

YOUR ONESURVEY
HOME REPORT

ADDRESS

2 Abercromby Drive
Ayr
KA7 4DQ

PREPARED FOR

Clients of Black Hay

INSPECTION CARRIED OUT BY:



**ALLIED
SCOTLAND**
Chartered Surveyors

SELLING AGENT:

Black Hay

HOME REPORT GENERATED BY:

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HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Ayr - Allied Surveyors Scotland Plc	18/05/2018
<u>Mortgage Certificate</u>	Final	Ayr - Allied Surveyors Scotland Plc	18/05/2018
<u>Property Questionnaire</u>	Final	Clients of Black Hay	29/05/2018
<u>EPC</u>	Final	Ayr - Allied Surveyors Scotland Plc	18/05/2018

Important Notice:

This report has been prepared for the purposes of and use of Clients of Black Hay. Should your name not be on this report then Onesurvey is unable to guarantee that this is a genuine or complete copy of the Home Report. A personalised copy of this Home Report may be obtained at www.onesurvey.org free of charge.

If you are a potential purchaser of this property you may then present your personalised copy of the report to your advisers or mortgage provider with a view to them requesting a transcription report from the appointed Chartered Surveyor.

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	AD/5374
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Executry Of	Clients of Black Hay
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Customer address	2 Abercromby Drive Ayr KA7 4DQ
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Date of Inspection	17/05/2018
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Prepared by	Kevin S Hay, BSc MRICS Ayr - 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 subject property comprises a detached villa, two storeys in height.
Accommodation	Ground Floor: Entrance porch, vestibule, hallway, livingroom, diningroom, bedroom, kitchen, cloakroom with wc. First Floor: 4 bedrooms (1 with en suite shower room), bathroom with wc.
Gross internal floor area (m2)	195 sq m
Neighbourhood and location	The property is located in the Doonfoot district of Ayr. Surrounding properties are of various type. It is conveniently located in relation to local facilities and amenities.
Age	50 yrs or thereby
Weather	Dry and sunny
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> The chimney stack is of brick construction and is protected at roof level by lead flashing.
Roofing including roof space	<i>Sloping roofs were visually inspected with the aid of binoculars where required.</i> <i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i>

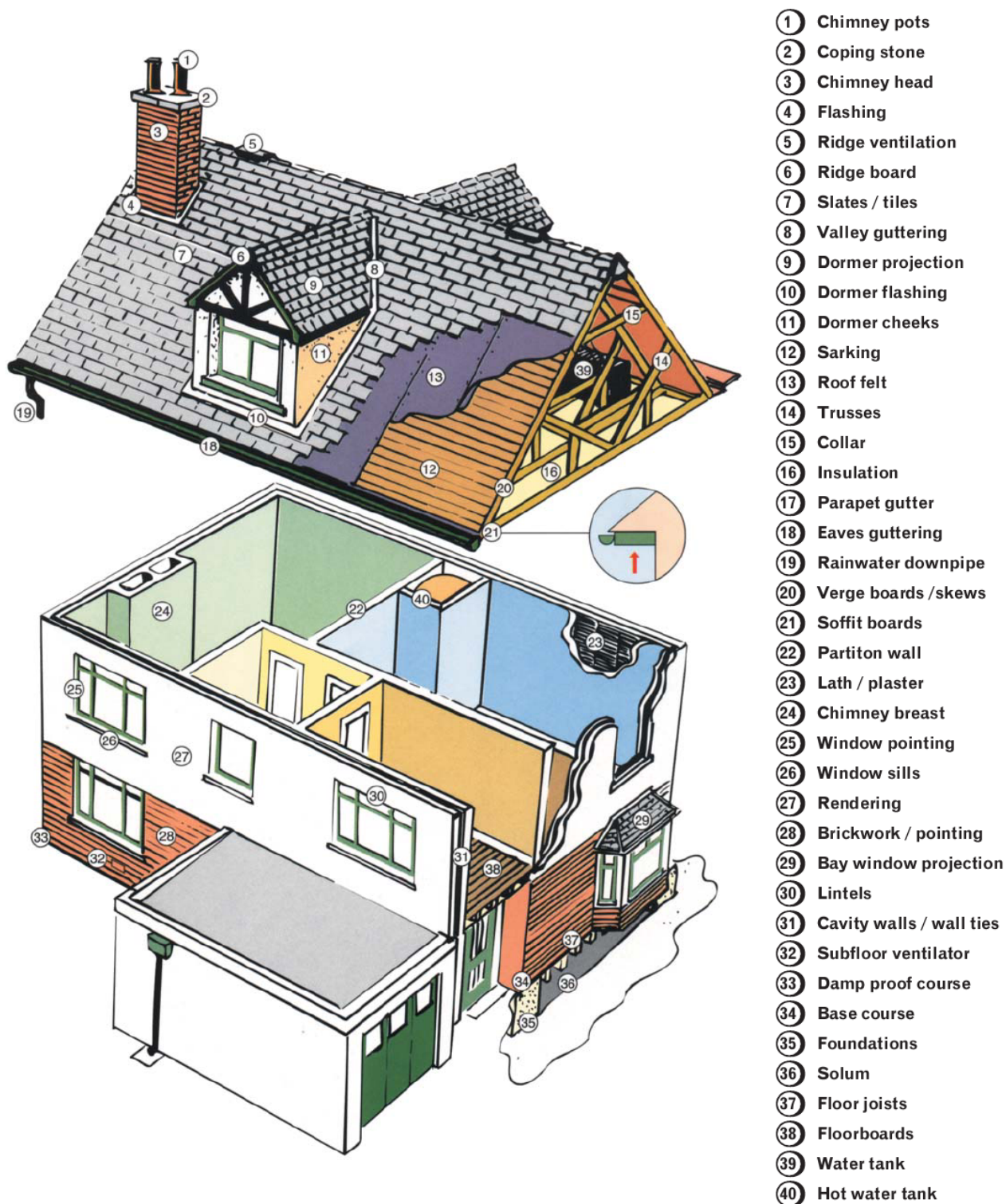
	<p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p>The roof is pitched, timber trussed, boarded with plasterboard sarking and overlaid with concrete tiles.</p> <p>Access was gained to the roof void through a hatch in the ceiling of the landing cupboard.</p>
Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>Gutters and downpipes are of PVC construction.</p>
Main walls	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The outer walls are of cavity brickwork/blockwork construction, rendered externally and incorporating facing brick features.</p>
Windows, external doors and joinery	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>The windows are of timber framed double glazed type.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>Painted as required.</p>
Conservatories / porches	<p><i>Visually inspected.</i></p> <p>The entrance porch has timber framed, single glazed windows and a flat felt clad roof.</p>
Communal areas	<p>None apparent.</p>
Garages and permanent	<p><i>Visually inspected.</i></p>

<p>outbuildings</p>	<p>There is a detached 1.5 car brick garage which has a flat felt clad roof.</p>
<p>Outside areas and boundaries</p>	<p><i>Visually inspected.</i></p> <p>The property occupies a good sized level plot. The front garden is laid to grass and a surfaced driveway.</p> <p>At the rear, the garden is of grass and slabs.</p> <p>The boundaries at the rear are defined by brick walls and timber fencing.</p>
<p>Ceilings</p>	<p><i>Visually inspected from floor level.</i></p> <p>The ceilings are of plasterboard.</p>
<p>Internal walls</p>	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>The internal walls are plastered on the hard or plasterboard lined.</p>
<p>Floors including sub floors</p>	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Flooring is of suspended timber construction laid off timber joists or of concrete. No sub-floor inspection was carried out.</p>
<p>Internal joinery and kitchen fittings</p>	<p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p> <p>The kitchen is fitted with wood floor and wall units.</p> <p>There is a timber staircase. Door surrounds and skirting</p>

	boards are also of timber.
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>The fireplace in the livingroom houses an imitation coal effect gas fire.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>Decorated as required.</p>
Cellars	N/A
Electricity	<p><i>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.</i></p> <p>Mains connected.</p>
Gas	<p><i>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.</i></p> <p>Mains connected.</p>
Water, plumbing and bathroom fittings	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Mains connected.</p> <p>The downstairs cloakroom consists of a wc and washhand basin. The upstairs bathroom comprises a wc, washhand basin and bath with shower over. The en suite facility consists of a wc, washhand basin and shower tray with curtain.</p>
Heating and hot water	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>

	<p>There is a gas fired central heating system with radiators throughout. The landing cupboard houses the foam lagged copper cylinder with thermostat.</p>
<p>Drainage</p>	<p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> <p>Mains connected.</p>
<p>Fire, smoke and burglar alarms</p>	<p><i>Visually inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>There is a smoke alarm in the entrance hallway. There is a also a burglar alarm although this has been disconnected.</p>
<p>Any additional limits to inspection</p>	<p><i>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 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.</i></p> <p>At the time of the inspection, the property was occupied and fully furnished with fitted floor coverings throughout. It was inspected externally and internally from ground/floor level.</p> <p>Access was obtained to the roof void although no sub-floor inspection was undertaken.</p>

Sectional Diagram showing elements of a typical house



- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank

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:	1
Notes:	There is no evidence of any significant structural movement affecting the subject property.


Dampness, rot and infestation	
Repair category:	1
Notes:	There are no signs of any significant dampness, rot or infestation affecting the subject property.


Chimney stacks	
Repair category:	1
Notes:	General weathering was noted at the chimney head flashings which should be checked regularly to ensure that they remain wind and watertight.


Roofing including roof space	
Repair category:	2
Notes:	The roof covering is the original and is showing signs of general weathering. The roof void is partially floored.

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.

	The flat felt clad roof over the front window projection is showing signs of general weathering and vegetation growth was noted. Flat roofs can often fail without warning and the need for ongoing expenditure should be anticipated.
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Rainwater fittings	
Repair category:	
Notes:	The rainwater fittings are in fair condition having regard to their age.


Main walls	
Repair category:	
Notes:	Worn render was noted in places, most noticeable at the gable wall of the property. The walls should be addressed as part of routine ongoing maintenance.

Windows, external doors and joinery	
Repair category:	
Notes:	Some defective window seals were noted which should be replaced. Rot was noted at the kitchen window sill and weathered timbers were noted at the base of the patio doors. A thorough overhaul of the windows is required.


External decorations

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.

Repair category:	
Notes:	The external timbers should be addressed as part of routine ongoing maintenance.


Conservatories / porches	
Repair category:	
Notes:	The flat felt clad roof over the entrance porch is showing signs of general weathering. Vegetation growth was also noted at the flat roof covering. Some blistering was noted at the varnish finish at the porch ceiling.


Communal areas	
Repair category:	
Notes:	None apparent.


Garages and permanent outbuildings	
Repair category:	
Notes:	There is an electric "up and over" garage door. Rot was noted at the window sill of the garage window. The flat felt clad roof over the garage will also require ongoing maintenance.


Outside areas and boundaries	
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:	The garden grounds are adequately laid out although would benefit from some attention.


Ceilings	
Repair category:	
Notes:	<p>There is an opening at the kitchen ceiling which leads to concealed pipework. This area should be sealed over.</p> <p>Hairline cracking was noted at various ceilings which should be repaired as part of routine redecoration. It should be noted that plasterwork will be brittle if disturbed due to its age.</p>


Internal walls	
Repair category:	
Notes:	Shrinkage cracks were noted at internal walls in places.


Floors including sub-floors	
Repair category:	
Notes:	No significant defects were noted at internal floors. A check of the concealed flooring behind the bath and shower tray should be carried out as general wear was noted around the tiled areas.

Internal joinery and kitchen fittings

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.

Repair category:	
Notes:	The kitchen units are of an older style and would benefit from being upgraded/replaced.


Chimney breasts and fireplaces	
Repair category:	
Notes:	<p>There is a living flame effect gas fire in the livingroom. It is recommended that it is tested prior to use by a Gas Safe registered engineer.</p> <p>Moisture meter tests at chimney breasts revealed no evidence of significant dampness at the points of examination.</p>


Internal decorations	
Repair category:	
Notes:	The property would benefit from a scheme of internal redecoration throughout. During such works, some plaster repairs will be required.


Cellars	
Repair category:	
Notes:	N/A


Electricity

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.

Repair category:	
Notes:	The electrical switchgear is of an older style. The current electrical test certificate should be exhibited.


Gas	
Repair category:	
Notes:	The gas meter is located in the understair cupboard.

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	The wc apartment, bathroom and en suite shower room fitments are the original. It is anticipated that an incoming purchaser would install new fitments.

Heating and hot water	
Repair category:	
Notes:	The Potterton Pro Max condensing boiler is wall mounted in the kitchen. It is understood to be approximately 13 years in age. It has recently been serviced. The current test certification should be exhibited.

Drainage	
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:	Drainage is by gravity feed to the Local Authority sewer. Drainage covers were not lifted nor were any tests undertaken on the system.

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	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	2
Communal areas	
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
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
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.

Matters for a solicitor or licensed conveyancer	
It is assumed that the property and its value are unaffected by any matters which would or should be revealed to a completing Solicitor by a local search/replies to usual enquiries or by any statutory notice or planning proposal.	
Estimated re-instatement cost (£) for insurance purposes	
375,000 Three Hundred and Seventy Five Thousand Pounds	
Valuation (£) and market comments	
250,000 Two Hundred and Fifty Thousand Pounds Following a return in confidence to the market, properties are now generally selling well providing mortgage finance remains available and they are realistically priced.	
Report author:	Kevin S Hay, BSc MRICS
Company name:	Ayr - Allied Surveyors Scotland Plc
Address:	3 Alloway Street Ayr KA7 1SP
Signed:	Electronically Signed: 116722-8E4881DE-282A
Date of report:	18/05/2018

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	2 Abercromby Drive Ayr KA7 4DQ	Executry of Clients of Black Hay Tenure: Ownership
Date of Inspection:	17/05/2018	Reference: AD/5374

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 property is located in the Doonfoot district of Ayr. Surrounding properties are of various type. It is conveniently located in relation to local facilities and amenities.

2.0	DESCRIPTION	2.1 Age:	50 yrs or thereby
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The subject property comprises a detached villa, two storeys in height.

3.0	CONSTRUCTION
------------	---------------------

Walls - Cavity brickwork/blockwork construction, with an external leaf of facing brick, partly rendered.

Roof - Pitched and tiled.

4.0	ACCOMMODATION
------------	----------------------

Ground Floor: Entrance porch, vestibule, hallway, livingroom, diningroom, bedroom, kitchen, cloakroom with wc.

First Floor: 4 bedrooms (1 with en suite shower room), bathroom with wc.

5.0	SERVICES (No tests have been applied to any of the services)
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Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
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Central Heating:	Full gas
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6.0	OUTBUILDINGS
------------	---------------------

Garage:	Detached 1.5 car brick garage with flat felt clad roof.				
Others:	-				
7.0	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>The property would benefit from a scheme of modernisation and redecoration as kitchen and bathroom fitments are dated.</p> <p>The flat felt clad roofs will require ongoing maintenance to preserve their effectiveness.</p> <p>It is recommended that the windows are replaced.</p> <p>There are also a number of minor matters which should be capable of remedy by routine maintenance.</p>					
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)				
None apparent.					
8.1 Retention recommended:	N/A				
9.0	ROADS & FOOTPATHS				
Made up and adopted.					
10.0	BUILDINGS INSURANCE (£):	375,000	GROSS EXTERNAL FLOOR AREA	222	Square metres
<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>					
11.0	GENERAL REMARKS				
It is assumed that the property and its value are unaffected by any matters which would or should be revealed to a completing Solicitor by a local search/replies to usual enquiries or by any statutory notice or planning proposal.					
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 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 (£):	250,000	Two Hundred and Fifty Thousand Pounds		
12.2	Market Value on completion of essential works (£):				
12.3	Suitable security for normal mortgage	Yes			

	purposes?			
12.4	Date of Valuation:	17/05/2018		
Signature:	Electronically Signed: 116722-8E4881DE-282A			
Surveyor:	Kevin S Hay	BSc MRICS	Date:	18/05/2018
Ayr - Allied Surveyors Scotland Plc				
Office:	3 Alloway Street Ayr KA7 1SP	Tel: 01292 260 509 Fax: 01292 610 645 email: ayr@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	2 Abercromby Drive Ayr KA7 4DQ
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Customer	Clients of Black Hay
-----------------	----------------------

Customer address	2 Abercromby Drive Ayr KA7 4DQ
-------------------------	--------------------------------------

Prepared by	Kevin S Hay, BSc MRICS Ayr - Allied Surveyors Scotland Plc
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Energy Performance Certificate (EPC)

Scotland

Dwellings

2 ABERCROMBY DRIVE, AYR, KA7 4DQ

Dwelling type: Detached house
Date of assessment: 17 May 2018
Date of certificate: 17 May 2018
Total floor area: 195 m²
Primary Energy Indicator: 359 kWh/m²/year

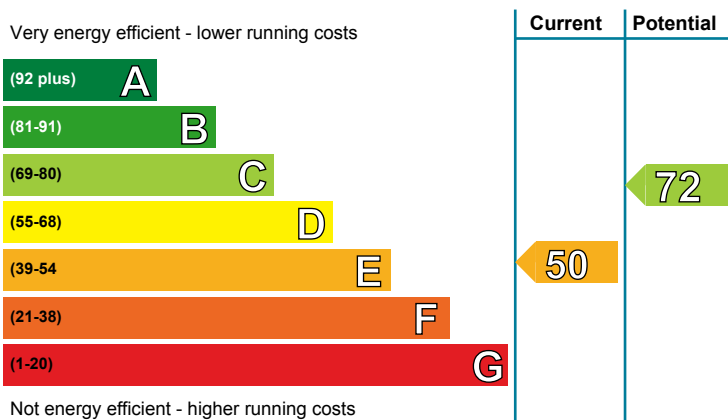
Reference number: 2500-4432-0129-1093-1583
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£7,329	See your recommendations report for more information
Over 3 years you could save*	£2,415	

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

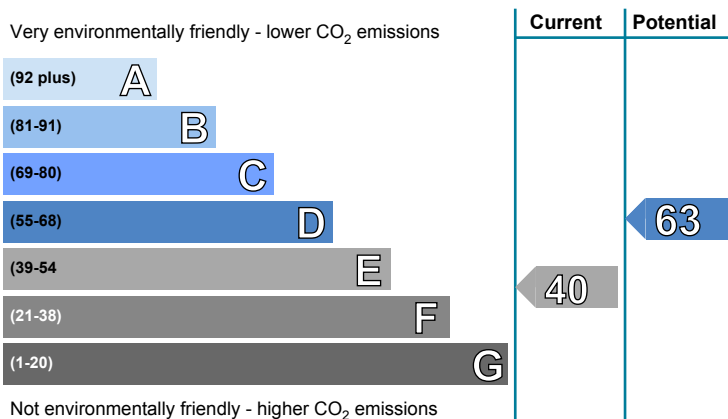


Energy Efficiency Rating

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 (50)**. 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.

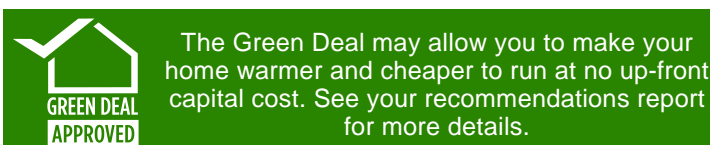
Your current rating is **band E (40)**. The average rating for EPCs in Scotland is **band D (59)**.

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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£252.00	✓
2 Cavity wall insulation	£500 - £1,500	£1170.00	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£603.00	✓

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



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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 75 mm loft insulation	★★★☆☆	★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer and room thermostat	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 80% 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 64 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 12 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 4.9 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	£6,552 over 3 years	£4,293 over 3 years	
Hot water	£429 over 3 years	£273 over 3 years	
Lighting	£348 over 3 years	£348 over 3 years	
Totals	£7,329	£4,914	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement		Green Deal
			Energy	Environment	
1 Increase loft insulation to 270 mm	£100 - £350	£84	E 52	E 41	✓
2 Cavity wall insulation	£500 - £1,500	£390	D 60	E 50	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£201	D 64	E 54	✓
4 Upgrade heating controls	£350 - £450	£83	D 65	D 57	✓
5 Solar water heating	£4,000 - £6,000	£47	D 66	D 58	✓
6 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£284	C 72	D 63	✓

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

Alternative measures

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

- External insulation with cavity wall insulation

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Cavity wall insulation

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

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 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

5 Solar water heating

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

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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	32,858	(1,332)	(6,199)	N/A
Water heating (kWh per year)	2,870			

Addendum

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), 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. Kevin Hay
Assessor membership number:	EES/008225
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	3 Alloway Street Ayr KA7 1SP
Phone number:	01292 260509
Email address:	ayr@alliedsurveyors.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Opportunity to benefit from a Green Deal on this property

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

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

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

To find out more, visit www.greenerscotland.org or call 0808 808 2282.



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:

2 ABERCROMBY DRIVE
AYR
KA7 4DQ

Seller/s:

JOSEPH GEOGHEGAN

Completion date of Property Questionnaire:

Property Questionnaire

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1	Length of ownership	
	How long have you owned the property?	32 YRS
2	Council Tax	
	Which Council tax band is your property in?	H
3	Parking (tick all applicable)	
	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Allocated Parking Space <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Shared Parking <input checked="" type="checkbox"/> On Street <input type="checkbox"/> Resident Permit <input type="checkbox"/> Metered Parking <input type="checkbox"/> Other (Please specify) <div style="border: 1px solid black; height: 30px; margin-top: 10px;"></div>	
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)?	Yes
		No
		Unknown
		✓

Property Questionnaire

5	Listed buildings	Yes	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No	<input checked="" type="checkbox"/>
		Unknown	
6	Alterations/additions/extensions		
a (i)	<p>During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet or bedroom)?</p> <p><u>If you have answered Yes</u>, please describe below the changes which you have made:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
(ii)	<p>Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p>	Yes	
		No	
		Unknown	
b	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered Yes</u>, please answer the 3 questions below:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
(i)	Were the replacements the same shape and type as the ones you replaced?	Yes	
		No	
		Unknown	
(ii)	Did this work involve any changes to the window or door openings?	Yes	
		No	
		Unknown	
(iii)	<p>Please describe the changes made to the windows, doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>		

Property Questionnaire

7	Central heating		
a	<p>Is there a central heating system in your property?</p> <p>(Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom/s, the hall and the bathroom)</p> <p>If you have answered Yes or Partial - what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas, warm air).</p> <p>If you have answered Yes, please answer the 3 questions below:</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Unknown <input type="checkbox"/>	<input checked="" type="checkbox"/> GAS FIRED
(i)	When was your central heating system or partial central heating system installed? <p style="text-align: center; font-size: 1.2em;">2 2 05</p>		
(ii)	Do you have a maintenance contract for the central heating system? If yes, please give details of the company with which you have a maintenance contract: <p style="text-align: center; font-size: 1.2em;">SCOTTISH GAS</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii)	When was your maintenance agreement last renewed? (please provide the month and year) <p style="text-align: center; font-size: 1.2em;">3 2 18 ANNUAL CONTRACT</p>		
8	Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old? (PLEASE NOTE: Please tick 'YES' as the surveyor will complete this at the time of inspection)	Yes <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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? If you have answered Yes, is the damage the subject of any outstanding insurance claim?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
b	Are you aware of the existence of asbestos in your property? If you have answered Yes, please give details:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

Property Questionnaire

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	✓	SCOTTISH GAS						
Water mains or private water supply	✓	SCOTTISH WATER						
Electricity	✓	SCOTTISH POWER						
Mains drainage	✓	SCOTTISH WATER						
Telephone	✓	B.T.						
Cable TV or satellite								
Broadband								
b	Is there a septic tank system at your property?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Yes</td> <td style="width: 20%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Unknown</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Yes	<input type="checkbox"/>							
No	<input checked="" type="checkbox"/>							
Unknown	<input type="checkbox"/>							
	If you have answered Yes, please answer the 2 questions below:							
(i)	Do you have appropriate consents for the discharge from your septic tank?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Yes</td> <td style="width: 20%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Unknown</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Yes	<input type="checkbox"/>							
No	<input type="checkbox"/>							
Unknown	<input type="checkbox"/>							
(ii)	Do you have a maintenance contract for your septic tank?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Yes</td> <td style="width: 20%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>		
Yes	<input type="checkbox"/>							
No	<input type="checkbox"/>							
	If you have answered Yes, please give details of the company with which you have a maintenance contract:							

Property Questionnaire

11	Responsibilities for shared or common areas		
a	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p>If you have answered Yes, please give details:</p>	Yes	
		No	✓
		Unknown	
b	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered yes, please give details:</p>	Yes	
		No	✓
		Unknown	
		N/A	
c	<p>Has there been any major repair or replacement to any part of the roof during the time you have owned the property?</p>	Yes	
		No	✓
		Unknown	
d	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or maintain your boundaries?</p> <p>If you have answered Yes, please give details:</p>	Yes	
		No	✓
		Unknown	
e	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p>If you have answered Yes, please give details:</p>	Yes	
		No	✓
		Unknown	
f	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.)</p> <p>If you have answered Yes, please give details:</p>	Yes	
		No	✓
		Unknown	
12	Charges associated with your property		
a	<p>Is there a factor or property manager for your property?</p> <p>If you have answered Yes, please provide the name and address, and give details of any deposit held and approximate charges:</p>	Yes	
		No	✓
		Unknown	

Property Questionnaire

b	<p>Is there a common buildings insurance policy?</p> <p>If you have answered Yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	Yes No Unknown	
		Yes No Unknown	
c	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>		
13	Specialist works		
a	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>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:</p>	Yes No Unknown	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
b	<p>As far as you are aware, has any preventative work for dry rot, wet rot or damp ever been carried out to your property?</p> <p>If you have answered Yes, please give details:</p>	Yes No Unknown	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
c	<p>If you have answered Yes to 13(a) or 13(b), do you have any guarantees relating to this work?</p> <p>If you have answered Yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself, <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	Yes No Unknown	

Property Questionnaire

14 Guarantees																																																		
a	Are there any guarantees or warranties for any of the following?																																																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 45%;"></th> <th style="width: 8%;">No</th> <th style="width: 8%;">Yes</th> <th style="width: 8%;">Don't know</th> <th style="width: 12%;">With title deeds</th> <th style="width: 8%;">Lost</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">i)</td> <td>Electrical Work</td> <td style="text-align: center;">✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">ii)</td> <td>Roofing</td> <td style="text-align: center;">✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">iii)</td> <td>Central Heating</td> <td style="text-align: center;">✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">iv)</td> <td>National House Building Council (NHBC)</td> <td style="text-align: center;">✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">v)</td> <td>Damp course</td> <td style="text-align: center;">✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">vi)</td> <td>Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)</td> <td style="text-align: center;">✓</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			No	Yes	Don't know	With title deeds	Lost	i)	Electrical Work	✓					ii)	Roofing	✓					iii)	Central Heating	✓					iv)	National House Building Council (NHBC)	✓					v)	Damp course	✓					vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	✓				
		No	Yes	Don't know	With title deeds	Lost																																												
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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):																																																	
c	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; vertical-align: top;"> Are there any outstanding claims under any of the guarantees listed above? If you have answered Yes, please give details: </td> <td style="width: 10%; text-align: center;"> Yes <input type="checkbox"/> </td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td style="text-align: center;"> No <input type="checkbox"/> </td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;"> Unknown <input type="checkbox"/> </td> <td></td> </tr> </table>	Are there any outstanding claims under any of the guarantees listed above? If you have answered Yes, please give details:	Yes <input type="checkbox"/>			No <input type="checkbox"/>			Unknown <input type="checkbox"/>																																									
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	Unknown <input type="checkbox"/>																																																	
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	No <input checked="" type="checkbox"/>																																																	
	Unknown <input type="checkbox"/>																																																	

Property Questionnaire

16 Notices that affect your property							
In the past 3 years have you ever received notice:							
a	Advising that the owner of a neighbouring property has made a planning application?						
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 2px;">Yes</td> <td style="width: 20%;"></td> </tr> <tr> <td style="padding: 2px;">No</td> <td style="text-align: center; padding: 2px;">✓</td> </tr> <tr> <td style="padding: 2px;">Unknown</td> <td></td> </tr> </table>	Yes		No	✓	Unknown	
	Yes						
No	✓						
Unknown							
b	That affects your property in some other way?						
c	That requires you to do any maintenance, repairs or improvements to your property?						
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 2px;">Yes</td> <td style="width: 20%;"></td> </tr> <tr> <td style="padding: 2px;">No</td> <td style="text-align: center; padding: 2px;">✓</td> </tr> <tr> <td style="padding: 2px;">Unknown</td> <td></td> </tr> </table>	Yes		No	✓	Unknown	
	Yes						
No	✓						
Unknown							
<p>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.</p>							

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):

J. Seaghey

Date:

25/5/18