



# Home Report

One triangle, all angles covered

RESIDENTIAL / COMMERCIAL / PROPERTY & CONSTRUCTION

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# Scottish Single Survey

# Single Survey

survey report on:

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Property address</b> | 31 Nelson Street<br>Largs<br>KA30 8LN |
|-------------------------|---------------------------------------|

|                 |                      |
|-----------------|----------------------|
| <b>Customer</b> | Mr and Mrs Pollacchi |
|-----------------|----------------------|

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Customer address</b> | 31 Nelson Street<br>Largs<br>KA30 8LN |
|-------------------------|---------------------------------------|

|                    |                              |
|--------------------|------------------------------|
| <b>Prepared by</b> | Shepherd Chartered Surveyors |
|--------------------|------------------------------|

|                           |            |
|---------------------------|------------|
| <b>Date of inspection</b> | 06/05/2024 |
|---------------------------|------------|



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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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



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

### 1.2 THE REPORT

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

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

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

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

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

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

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

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

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

## 1.9 PRECEDENCE

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

## 1.10 DEFINITIONS

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

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments



being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" *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

# Terms and Conditions

communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

## 1. Information and scope of inspection

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

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

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

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

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| <b>Description</b>                               | The subjects comprise a converted upper ground and first floor detached villa with basement.  |
| <b>Accommodation</b>                             | Upper Ground Floor - Reception Hall, Two Bedrooms with En-Suite Shower Rooms and Utility.<br>First Floor - Living Room/Dining Room with Balcony Off Open to Kitchen, Two Bedrooms (one with en-suite shower room) and Bathroom with WC.                                   |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | Approximately 231 square metres or thereby.   |
| <b>Neighbourhood and location</b>                | The subjects are located within a mixed residential and commercial area in the town of Largs where local amenities can be found.  |
| <b>Age</b>                                       | It is understood the property in excess of 100 years old with conversion works carried out in the mid 1990's.   |
| <b>Weather</b>                                   | Dry with clouds overhead during the time of our inspection.   |
| <b>Chimney stacks</b>                            | <b>Visually inspected with the aid of binoculars where appropriate.</b><br><br>There is one chimney stack which appears to be of brick/stone construction, rendered externally.   |
| <b>Roofing including roof space</b>              | <b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b><br><br>The roof over the property is in a pitched and hipped design overlaid with slate with zinc ridge details and metal clips. No access was obtained to any roof void area. |

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| <b>Rainwater fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater goods and waste pipes pertaining to the property are run in PVC and cast iron.</p>  |
| <b>Main walls</b>                          | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are of solid stonework/brickwork construction, pointed externally with areas of rendered masonry noted. There is a balcony pertaining to the property which is of steel framework construction with steel supports. There is a timber deck overlay and timber covers to railings.</p> |
| <b>Windows, external doors and joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows are of PVC framed double glazed units with the access doors being timber units. There is a glazed timber door to the balcony from the living room area. There is an area of timber cladding at eaves level.</p>                    |
| <b>External decorations</b>                | <p><b>Visually inspected.</b></p> <p>Exterior timbers, cast iron rainwater goods and balcony have been painted.</p>   |
| <b>Conservatories / porches</b>            | None.   |
| <b>Communal areas</b>                      | N/A   |
| <b>Garages and permanent outbuildings</b>  | None.   |

# Single Survey

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| <b>Outside areas and boundaries</b> | <b>Visually inspected.</b><br><br>There are grounds to the front and side of the property overlaid in a mixture of materials including lawn and concrete with a rubble/part tarmac drive/parking area. The ground is bound in part by masonry walls and timber fencing.<br><br>It is understood the access drive is owned by the subject property with rights of access given to neighbouring properties.  |
| <b>Ceilings</b>                     | <b>Visually inspected from floor level.</b><br><br>The ceilings within the property are lined out with plasterboard with areas of artex finishes noted.  |
| <b>Internal walls</b>               | <b>Visually inspected from floor level.</b><br><br><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b><br><br>The internal and outer walls have been lined out in plasterboard.   |
| <b>Floors including sub floors</b>  | <b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b><br><br><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b><br><br><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b><br><br>The flooring appears to be solid in nature and of suspended timber which is assumed to be overlaid with timber tongue and groove boarding or similar. Various coverings exist above.<br><br>Access was obtained to the sub floor/basement area via a door within the entrance hall area. The solum is of concrete formation with steel and brick supports with timber joists above. Part of this area has been lined out although insulation was noted between floor joists in places. There are timber single glazed windows within the basement area. |

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| <b>Internal joinery and kitchen fittings</b> | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Skirting and architraves pertaining to the property are of timber, painted and varnished in places with the internal pass doors being timber units of flush design. The kitchen has wall and floor mounted units and the staircases appear to be solid in nature and of timber tread and riser units which were fully carpeted at the time of our inspection.</p>  |
| <b>Chimney breasts and fireplaces</b>        | The former fireplaces within the property have been removed.  |
| <b>Internal decorations</b>                  | <p><b>Visually inspected.</b></p> <p>The internal decoration is predominately of paint.</p>   |
| <b>Cellars</b>                               | N/A   |
| <b>Electricity</b>                           | <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Electricity is from the mains grid with the meter located within a cupboard in the entrance hall and the fuse boxes located within an upper ground floor bedroom and kitchen cupboard.</p> |
| <b>Gas</b>                                   | <p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Gas is from the mains supply with the meter located within the basement area.</p>  |

# Single Survey

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| <b>Water, plumbing, bathroom fittings</b> | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Cold water is from the mains supply and where seen plumber fittings are of copper and PVC pipework. The sanitary arrangements comprise a three piece bathroom suite on the first floor, a three piece shower suite within the en-suite of the first floor bedroom and two, three piece shower suites within the en-suite of the upper ground floor bedroom.</p> |
| <b>Heating and hot water</b>              | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Hot water is understood to be supplied via an insulated hot water cylinder located within the roof void area, which, appears to be heated via the gas fired wall mounted boiler situated within the basement area. The boiler serves the central heating system via radiators.</p>  |
| <b>Drainage</b>                           | <p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.</p>   |

|                                       |   |
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| <b>Fire, smoke and burglar alarms</b> | <b>Visually inspected.</b><br><b>No tests whatsoever were carried out to the system or appliances.</b><br><br>All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership. |
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| <p><b>Any additional limits to inspection</b></p> | <p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>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.</p> <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>Our view of the sub floor/basement area was restricted due to storage items and partial lining.</p> <p>No access was obtained to any roof void area and our view of the roof coverings was restricted.</p> <p>No view was possible of the hot water tank.</p> <p>Our view of parts of the elevations was restricted.</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.

# Single Survey

## 2. Condition

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

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



### Structural movement

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | There was no evidence of significant structural movement within the limitations of our inspection. |



### Dampness, rot and infestation

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | Traces of wood bore infestation were noted to timbers within the property including to timbers within the basement area and to the lintel of the door to the balcony. In the absence of valid guarantees for previous timber specialist treatment works, a reputable timber specialist should carry out a full and thorough inspection of all timbers within the property and provide estimates for any recommended remedial works. |



### Chimney stacks


|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | Cracked and weathered masonry was noted along with general weathering. Repairs and general ongoing maintenance will be required. |





### Roofing including roof space


|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | A number of loose and broken roof slates and components were visible. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future. |


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|  Rainwater fittings |  |
|--|--|
| <b>Repair category</b>   | 2  |
| <b>Notes</b>   | <p>Some of the rainwater goods/waste pipes are of an older style and have suffered corrosion. Maintenance is required and gutters/downpipes checked during heavy rainfall.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p> |

|  Main walls |  |
|--|--|
| <b>Repair category</b>   | 2  |
| <b>Notes</b>   | <p>Spalling/eroding stonework was noted along with frost action and open mortar joints. Spots of corrosion were evident to the balcony along with wear and tear to the timbers and cracked timber hand rail. Cracking was also evident to a section of render. Repairs and ongoing maintenance will be required.</p> |

|  Windows, external doors and joinery |  |
|---|--|
| <b>Repair category</b>  | 2  |
| <b>Notes</b>  | <p>Windows and doors were not all fully opened or tested however some items of wear and tear including units being of an older style, units being stiff to operate, a handle/unit not being fully operational and loose, cracked and perishing seals were visible and repairs or replacement of units and/or components may be required.</p> |

|  External decorations |   |
|--|---|
| <b>Repair category</b>   | 1   |
| <b>Notes</b>   | <p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p> |

|  Conservatories/porches |     |
|--|-----|
| <b>Repair category</b>   | N/A |
| <b>Notes</b>   |     |

# Single Survey



## Communal areas

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



## Garages and permanent outbuildings

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



## Outside areas and boundaries

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | Frost action and vegetation growth was noted to the boundary walls along with open mortar joints. General weathering and faded decoration was noted to timber fencing. The access drive and part of the parking area within the grounds is rutted in places. Repairs and ongoing maintenance will be required to the grounds and boundaries. |



## Ceilings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only. |



## Internal walls

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | Within the limitations of our inspection no significant defects were noted. |



## Floors including sub-floors

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>General wear and tear was noted to the basement area including woodworm borings and wear and tear to the timber single glazed windows. Spots of damp staining were noted to masonry in places. Repairs and general ongoing maintenance will be required.</p> |



## Internal joinery and kitchen fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Low level internal glazing should be checked for safety glass. |



## Chimney breasts and fireplaces

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | Where not already fitted suitable ventilation should be provided to blocked fireplaces. |



## Internal decorations

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | The property is in reasonable decorative order. |



## Cellars

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



## Electricity

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations. |



## Gas

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor. |

# Single Survey



## Water, plumbing and bathroom fittings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects. |



## Heating and hot water

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system. |



## Drainage

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested. |

# Single Survey

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

|                                       |     |
|---------------------------------------|-----|
| Structural movement                   | 1   |
| Dampness, rot and infestation         | 2   |
| Chimney stacks                        | 2   |
| Roofing including roof space          | 2   |
| Rainwater fittings                    | 2   |
| Main walls                            | 2   |
| Windows, external doors and joinery   | 2   |
| External decorations                  | 1   |
| Conservatories/porches                | N/A |
| Communal areas                        | N/A |
| Garages and permanent outbuildings    | N/A |
| Outside areas and boundaries          | 2   |
| Ceilings                              | 1   |
| Internal walls                        | 1   |
| Floors including sub-floors           | 2   |
| Internal joinery and kitchen fittings | 1   |
| Chimney breasts and fireplaces        | 1   |
| Internal decorations                  | 1   |
| Cellars                               | N/A |
| Electricity                           | 1   |
| Gas                                   | 1   |
| Water, plumbing and bathroom fittings | 1   |
| Heating and hot water                 | 1   |
| Drainage                              | 1   |

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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



## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

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

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

It is understood the property was a former commercial unit converted into a residential dwelling in approximately the mid 1990's with further alterations carried out including Velux window units installed and the basement area changed to residential purposes. Our valuation assumes that all necessary Local Authority certification has been obtained.

We have been informed the access drive is owned by the subject property with rights of access given to the neighbouring properties. This should be confirmed prior to purchase.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £1,250,000 (ONE MILLION TWO HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £280,000 (TWO HUNDRED AND EIGHTY THOUSAND POUNDS STERLING).

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

|                      |  |
|----------------------|--|
| <b>Signed</b>        | <i>David Breingan</i><br>Electronically signed :- 16/05/2024 13:14 |
| <b>Report author</b> | David Breingan   |
| <b>Company name</b>  | J & E Shepherd Chartered Surveyors                                 |

# Single Survey

|                       |   |
|-----------------------|---|
| <b>Address</b>        | 31 Hamilton Street<br>Saltcoats<br>KA21 5DT |
| <b>Date of report</b> | 06/05/2024                                  |

# Mortgage Valuation Report



[www.shepherd.co.uk](http://www.shepherd.co.uk)

## Property Address

Address 31 Nelson Street, Largs, KA30 8LN  
Seller's Name Mr and Mrs Pollacchi  
Date of Inspection 06/05/2024

## Property Details

Property Type  House  Bungalow  Purpose built maisonette  Converted maisonette  
 Purpose built flat  Converted flat  Tenement flat  Flat over non-residential use  
 Other (specify in General Remarks)  
Property Style  Detached  Semi detached  Mid terrace  End terrace  
 Back to back  High rise block  Low rise block  Other (specify in General Remarks)

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

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

Approximate Year of Construction

## Tenure

Absolute Ownership  Other

## Accommodation

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

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

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space

Available on site?  Yes  No

Permanent outbuildings:

None.

# Mortgage Valuation Report

## Construction

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

## Special Risks

Has the property suffered structural movement?  Yes  No

If Yes, is this recent or progressive?  Yes  No

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

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

## Service Connections

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

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

Brief description of Central Heating and any non mains services:

Full gas via radiators - not tested.

## Site

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

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

## Location

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

## Planning Issues

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

If Yes provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

Other accommodation - Utility.

At the time of inspection the property was found to be in reasonable condition having regard to its character and age with items of disrepair noted which can be remedied during the course of routine maintenance and repair.

Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

It is understood the property was a former commercial unit converted into a residential dwelling in approximately the mid 1990's with further alterations carried out including Velux window units installed and the basement area changed to residential purposes. Our valuation assumes that all necessary Local Authority certification has been obtained.

We have been informed the access drive is owned by the subject property with rights of access given to the neighbouring properties. This should be confirmed prior to purchase.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended?  Yes  No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

## Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary?  Yes  No

# Mortgage Valuation Report

## Declaration

|                             |  |
|-----------------------------|--|
| Signed                      | <i>David Breingan</i><br>Electronically signed :- 16/05/2024 13:14 |
| Surveyor's name             | David Breingan   |
| Professional qualifications | BSc, Pg Dip, MRICS   |
| Company name                | J & E Shepherd Chartered Surveyors                                 |
| Address                     | 31 Hamilton Street, Saltcoats, KA21 5DT                            |
| Telephone                   | 01294 464228   |
| Email Address               | saltcoats@shepherd.co.uk   |
| Date of Inspection          | 06/05/2024   |



# Energy Performance Certificate



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

31 NELSON STREET, LARGS, KA30 8LN

**Dwelling type:** Detached house  
**Date of assessment:** 06 May 2024  
**Date of certificate:** 06 May 2024  
**Total floor area:** 232 m<sup>2</sup>  
**Primary Energy Indicator:** 170 kWh/m<sup>2</sup>/year

**Reference number:** 0120-2426-4150-2604-6481  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

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

Estimated energy costs for your home for 3 years\*

£8,037

See your recommendations report for more information

Over 3 years you could save\*

£732

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

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 79      | 86        |

## Energy Efficiency Rating

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

Your current rating is **band C (79)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions



| Current | Potential |
|---------|-----------|
| 75      | 82        |

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (75)**. 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.

Not environmentally friendly - higher CO<sub>2</sub> emissions

## Top actions you can take to save money and make your home more efficient

| Recommended measures             | Indicative cost | Typical savings over 3 years |
|----------------------------------|-----------------|------------------------------|
| 1 Solar water heating            | £4,000 - £6,000 | £729.00                      |
| 2 Solar photovoltaic (PV) panels | £3,500 - £5,500 | £1563.00                     |

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

## Summary of the energy performance related features of this home

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

| Element               | Description                                      | Energy Efficiency | Environmental |
|-----------------------|--|-------------------|---------------|
| Walls                 | Sandstone or limestone, with internal insulation | ★★★★☆             | ★★★★☆         |
| Roof                  | Pitched, insulated (assumed)                     | ★★★★☆             | ★★★★☆         |
| Floor                 | To unheated space, insulated                     | —                 | —             |
| Windows               | Fully double glazed                              | ★★★★☆             | ★★★★☆         |
| Main heating          | Boiler and radiators, mains gas                  | ★★★★☆             | ★★★★☆         |
| Main heating controls | Programmer, room thermostat and TRVs             | ★★★★☆             | ★★★★☆         |
| Secondary heating     | None   | —                 | —             |
| Hot water             | From main system, no cylinder thermostat         | ★★★☆☆             | ★★★☆☆         |
| Lighting              | Low energy lighting in 84% of fixed outlets      | ★★★★★             | ★★★★★         |

## The energy efficiency rating of your home

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

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


## The impact of your home on the environment

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

The calculated emissions for your home are 30 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 7.0 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 1.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

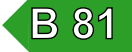

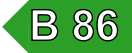
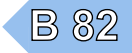
## Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings  |
|---------------|----------------------|------------------------|---|
| Heating       | £6,243 over 3 years  | £6,060 over 3 years    |  |
| Hot water     | £1,044 over 3 years  | £495 over 3 years      |   |
| Lighting      | £750 over 3 years    | £750 over 3 years      |   |
| <b>Totals</b> | <b>£8,037</b>        | <b>£7,305</b>          |   |

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

## Recommendations for improvement

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

| Recommended measures                 | Indicative cost | Typical saving per year | Rating after improvement  |   |
|--------------------------------------|-----------------|-------------------------|---|---|
|                                      |                 |                         | Energy  | Environment   |
| 1 Solar water heating                | £4,000 - £6,000 | £243                    |  |  |
| 2 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £521                    |  |  |

## Choosing the right improvement package

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

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

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

### 1 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](http://www.microgenerationcertification.org).

### 2 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](http://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) | 21,546            | (923)                     | N/A                              | N/A                             |
| Water heating (kWh per year) | 3,713             |                           |                                  |                                 |

## About this document

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

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

|                             |  |
|-----------------------------|--|
| Assessor's name:            | Mr. David Breingan   |
| Assessor membership number: | EES/012883   |
| Company name/trading name:  | J & E Shepherd   |
| Address:                    | 13 Albert Square<br>Dundee<br>DD1 1XA                            |
| Phone number:               | 01382 200454   |
| Email address:              | <a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a> |
| Related party disclosure:   | No related party   |

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

### Use of this energy performance information

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

## Advice and support to improve this property

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

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

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





# Property Questionnaire

# property questionnaire

|   |  |
|---|--|
| Property address                          | 31 Nelson Street<br>Largs<br>KA308LN       |
| Seller(s)                                 | FRANCIS POLLACCHI,<br>MRS Aileen Pollacchi |
| Completion date of property questionnaire | 24/4/24                                    |



# property questionnaire

## Note for sellers

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

## Information to be given to prospective buyer(s)

|    |   |
|----|---|
| 1. | <b>Length of ownership</b>  |
|    | How long have you owned the property? 2001  |
| 2. | <b>Council tax</b>  |
|    | Which Council Tax band is your property in? (Please circle)<br>A B C D E <b>F</b> G H   |
| 3. | <b>Parking</b>  |
|    | What are the arrangements for parking at your property?<br>(Please tick all that apply) <ul style="list-style-type: none"><li>• Garage <input type="checkbox"/></li><li>• Allocated parking space x 3 <input checked="" type="checkbox"/></li><li>• Driveway <input type="checkbox"/></li><li>• Shared parking <input type="checkbox"/></li><li>• On street <input type="checkbox"/></li><li>• Resident permit <input type="checkbox"/></li><li>• Metered parking <input type="checkbox"/></li><li>• Other (please specify): <input type="text"/></li></ul> |
| 4. | <b>Conservation area</b>  |
|    | Is your property in a designated Conservation Area (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/Don't know   |

# property questionnaire

|    |  |   |
|----|--|---|
| 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)?   | <del>Yes/No</del>   |
| 6. | Alterations/additions/extensions   |   |
| a. | <p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p>If you have answered <b>yes</b>, please describe below the changes which you have made:</p> <p><i>Velux windows in Attic<br/>change use of basement to domestic<br/>provided bed room and bathroom on ground floor</i></p>                                     | <del>Yes/No</del>   |
|    | <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>If you have answered <b>yes</b>, 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> | <del>Yes/No</del>   |
| b. | <p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered <b>yes</b>, please answer the three questions below:</p>   | <p><del>Yes/No</del><br/><i>replaced front door<br/>Velux installed</i></p> |
|    | (i) Were the replacements the same shape and type as the ones you replaced?  | <del>Yes/No</del>   |
|    | (ii) Did this work involve any changes to the window or door openings?   | <del>Yes/No</del>   |
|    | <p>(iii) 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>   | <p><i>NA</i></p>  |

# property questionnaire

|    |   |  |
|----|---|--|
| 7. | <b>Central heating</b>  |  |
| a. | <p>Is there a central heating system in your property?<br/>(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 <u>yes or partial</u> – what kind of central heating is there?<br/>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>If you have answered <u>yes</u>, please answer the three questions below:</p> | <p>Yes/No/<br/>Partial</p> <p>GAS.</p>             |
|    | i) When was your central heating system or partial central heating system installed?  | <p>open system<br/>Boiler replaced 4 years ago</p> |
|    | <p>(ii) Do you have a maintenance contract for the central heating system?<br/>If you have answered <u>yes</u>, please give details of the company with which you have a maintenance contract:</p>  | <p>Yes/No<br/>No</p>                               |
|    | (iii) When was your maintenance agreement last renewed?<br>(Please provide the month and year).   | N/A  |
| 8. | <b>Energy Performance Certificate</b>   |  |
|    | Does your property have an Energy Performance Certificate which is less than 10 years old?  | <del>Yes/No</del>                                  |
| 9. | <b>Issues that may have affected your property</b>  |  |
| a. | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p>If you have answered <u>yes</u>, is the damage the subject of any outstanding insurance claim?</p>   | <p>Yes/No<br/>Yes/No</p>                           |
| b. | <p>Are you aware of the existence of asbestos in your property?<br/>If you have answered <u>yes</u>, please give details:</p>   | <del>Yes/No</del>                                  |

# 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         | gas                            | Scottish Power |
| Water mains or private water supply | Scottish Water                 |                |
| Electricity                         | electricity                    | Scottish Power |
| Mains drainage                      | Scottish Water                 |                |
| Telephone                           | was post office - disconnected |                |
| Cable TV or satellite               | N/A                            | Disconnected   |
| Broadband                           | N/A                            | Disconnected   |

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

Yes/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?

Yes/No  
Don't know

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

Yes/No

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

# property questionnaire

|  |   |   |
|--|---|---|
| <b>11. Responsibilities for shared or common areas</b> |   |   |
| <b>a.</b>  | <p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p>   | <p>Yes/No/<br/><del>Don't know</del></p>  |
| <b>b.</b>  | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p>  | <p>Yes/No/<br/><del>Not applicable</del></p>  |
| <b>c.</b>  | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>  | <p><del>Yes/No</del></p>  |
| <b>d.</b>  | <p>Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>   | <p>Yes/No<br/>                     1. Neighbour has access over seller's access road.<br/>                     1. Neighbour has very limited right of access over access road</p> |
| <b>e.</b>  | <p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>   | <p>Yes/No<br/>                     As aware over access road belonging to seller.</p>   |
| <b>f.</b>  | <p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p> | <p><del>Yes/No</del></p>  |
| <b>12. Charges associated with your property</b>       |   |   |
| <b>a.</b>  | <p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p>  | <p><del>Yes/No</del></p>  |

# property questionnaire

|                      |  |   |
|----------------------|--|---|
| b.                   | <p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>  | <p>Yes/No/<br/>Don't know</p> <p><i>[Handwritten signature]</i></p> <p>Yes/No/<br/>Don't know</p> |
| c.                   | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <p><i>[Handwritten signature]</i></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><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>   | <p><del>Yes/No</del></p>  |
| b.                   | <p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <p><del>Yes/No</del></p>  |
| c.                   | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <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> | <p><del>Yes/No</del></p>  |

# property questionnaire

|              |   |                                     |                           |                                  |  |                            |
|--------------|---|-------------------------------------|---------------------------|----------------------------------|--|----------------------------|
| <b>14.</b>   | <b>Guarantees</b>   |                                     |                           |                                  |  |                            |
| <b>a.</b>    | <b>Are there any guarantees or warranties for any of the following:</b>   |                                     |                           |                                  |  |                            |
| <b>(i)</b>   | <b>Electrical work</b>  | <input checked="" type="radio"/> No | <input type="radio"/> Yes | <input type="radio"/> Don't know | <input type="radio"/> With title deeds | <input type="radio"/> Lost |
| <b>(ii)</b>  | <b>Roofing</b>  | <input checked="" type="radio"/> No | <input type="radio"/> Yes | <input type="radio"/> Don't know | <input type="radio"/> With title deeds | <input type="radio"/> Lost |
| <b>(iii)</b> | <b>Central heating</b>  | <input checked="" type="radio"/> No | <input type="radio"/> Yes | <input type="radio"/> Don't know | <input type="radio"/> With title deeds | <input type="radio"/> Lost |
| <b>(iv)</b>  | <b>National House Building Council (NHBC)</b>   | <input checked="" type="radio"/> No | <input type="radio"/> Yes | <input type="radio"/> Don't know | <input type="radio"/> With title deeds | <input type="radio"/> Lost |
| <b>(v)</b>   | <b>Damp course</b>  | <input checked="" type="radio"/> No | <input type="radio"/> Yes | <input type="radio"/> Don't know | <input type="radio"/> With title deeds | <input type="radio"/> Lost |
| <b>(vi)</b>  | <b>Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)</b>   | <input checked="" type="radio"/> No | <input type="radio"/> Yes | <input type="radio"/> Don't know | <input type="radio"/> With title deeds | <input type="radio"/> Lost |
| <b>b.</b>    | <b><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></b> |                                     |                           |                                  |  |                            |
|              | N/A   |                                     |                           |                                  |  |                            |
| <b>c.</b>    | <b>Are there any outstanding claims under any of the guarantees listed above?</b>   |                                     |                           |                                  |  | <b>Yes/No</b>              |
|              | <b><u>If you have answered yes, please give details:</u></b>  |                                     |                           |                                  |  |                            |
|              | N/A   |                                     |                           |                                  |  |                            |
| <b>15.</b>   | <b>Boundaries</b>   |                                     |                           |                                  |  |                            |
|              | <b>So far as you are aware, has any boundary of your property been moved in the last 10 years?</b>  |                                     |                           |                                  |  | <b>Yes/ No/ Don't know</b> |
|              | <b><u>If you have answered yes, please give details:</u></b>  |                                     |                           |                                  |  |                            |

# 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? | Yes/No |
| b.  | that affects your property in some other way?                                       | Yes/No |
| c.  | that requires you to do any maintenance, repairs or improvements to your property?  | Yes/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):

*Aileen J. Macchi*  
*F.J. Palocci*

Date:

*24/04/24*





## Residential

- Home Report
- Mortgage & Re-Mortgage Valuation
- Home & Flat Buyer Report
- Energy Performance Certificate (EPC)
- Private Sale Valuation
- Inheritance Tax Valuation
- Capital Gains Tax Valuation
- Separation Valuation
- Driveby Valuation
- Desktop Valuation
- New Build, Development & Plot Valuation
- Extension & Alteration Valuation
- Portfolio Valuation
- Rental Valuation
- Expert Witness Report
- Council Tax Appeal
- Bespoke Condition Report

## Commercial

- Commercial Valuation
- Commercial Agency
- Acquisitions & Disposals
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Project Consultancy
- Development Appraisals
- Rating
- Commercial Property Auctions
- Property Management
- Professional Services
- Licensed Trade / Leisure

## Property & Construction

- Quantity Surveying
- Building Surveying
- Project Management
- Dispute Resolution Support Services
- Principal Designer
- Clerk of Works
- Commercial EPC
- Fire Engineering
- Health & Safety Management
- Employer's Agent
- Energy Department
- Housing Services
- Development Monitoring
- Mediation Services

**Aberdeen**  
▲▲ 01224 202800

**Ayr**  
▲ 01292 267987

**Coatbridge**  
▲ 01236 436561

**Cumbernauld**  
▲ 01236 780000

**Dalkeith**  
▲ 0131 663 2780

**Dumbarton**  
▲ 01389 731682

**Dumfries**  
▲▲ 01387 264333

**Dundee**  
▲ 01382 200454  
▲ 01382 220699

**Dunfermline**  
▲ 01383 722337  
▲ 01383 731841

**East Kilbride**  
▲ 01355 248535

**Edinburgh**  
▲ 0131 2251234  
▲ 0131 557 9300

**Elgin**  
▲ 01343 553939

**Falkirk**  
▲ 01324 635 999

**Fraserburgh**  
▲ 01346 517456

**Galashiels**  
▲ 01896 750150

**Glasgow**  
▲▲ 0141 331 2807

**Glasgow South**  
▲ 0141 649 8020

**Glasgow West End**  
▲ 0141 353 2080

**Greenock**  
▲ 01475 730717

**Hamilton**  
▲ 01698 897548

**Inverness**  
▲▲ 01463 712239

**Kilmarnock**  
▲ 01563 520318

**Kirkcaldy**  
▲ 01592 205442

**Livingston**  
▲ 01506 416777

**Montrose**  
▲ 01674 676768

**Motherwell**  
▲ 01698 252229

**Musselburgh**  
▲▲ 0131 653 3456

**Oban**  
▲ 01631 707 800

**Paisley**  
▲ 0141 889 8334

**Perth**  
▲ 01738 638188  
▲ 01738 631631

**Peterhead**  
▲ 01779 470766

**St Andrews**  
▲ 01334 477773  
▲ 01334 476469

**Saltcoats**  
▲ 01294 464228

**Stirling**  
▲ 01786 450438  
▲ 01786 474476