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CHARTERED SURVEYORS

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HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT

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Single Survey

Property Address	3/2 24 South Street Greenock PA16 8UE
Customer	Santander
Date of Inspection	07/10/2026
Prepared by	Ross Macaulay Harvey Donaldson & Gibson Chartered Surveyors

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TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently 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 checking the adjacent box.

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Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on https://www.connellsgroup.co.uk/our-group/our-brands/. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Andrew Peters, Associate Director of Technical Services, contact 01332 813096.

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.

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;
- "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.

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is

made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a purpose built flat located on the top floor within a three storey and attic block containing eight units in all.
Accommodation	Third floor: Hall, lounge, kitchen, bedroom, bathroom and separate wc.
Gross internal floor area (sqm)	47
Neighbourhood and location	The subjects are located in a residential area within the town of Greenock. Surrounding properties are of a similar style and design. There is a reasonable range of amenities nearby. The subjects are accessed by way of an adopted road.
Age	1900
Weather	It was dry at time of inspection.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** The chimney heads are rendered masonry and stone construction.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **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.** Our inspection of the roof void was restricted to a head and shoulders inspection only due to thickly laid insulation the loft hatch being of inadequate size. The roof is of pitched timber design being overlaid with concrete tiles.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. The gutters and downpipes are of uPVC and cast-iron construction.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls measure approximately 600 millimetres in thickness and are of solid stone construction finished in stone and render externally.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.** The windows are of aluminium framed design incorporating double glazed units. The door is of timber framed design.

External decorations	**Visually inspected.** External decorations are painted

Conservatories / porches	None

Communal areas	**Circulation areas visually inspected.** The property is accessed by a common staircase and common entrance giving access to all floors. Windows are of timber construction containing single glazed units.

Garages and permanent outbuildings	None

Outside areas and boundaries	**Visually inspected.** The property benefits from communal garden grounds to the rear.

Ceilings	**Visually inspected from floor level.** Ceilings within the property are of plasterboard and lath/plaster.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls are of timber framed design finished in lath and plaster and stud design being lined with plasterboard.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** The floors are of suspended timber construction.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are part glazed and timber design. Kitchen fittings comprise a range of wall and base units and work surfaces.

Chimney breasts and fireplaces	None

Internal decorations	**Visually inspected.** The internal decorations are painted and papered.

Cellars	None

Electricity	**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.** A mains supply of electricity is connected with power points situated throughout the property. The fuse board is located in the hall as is the electrical meter. Wiring, where visible, is sheathed in PVC.

Gas	None

Water, plumbing and bathroom fittings	**Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.** Water is supplied from the mains. The visible pipework is lead and copper. The bathroom contains a bath and wash-hand basin (no wc). The cloakroom contains a two piece suite consisting of toilet and wash-hand basin.

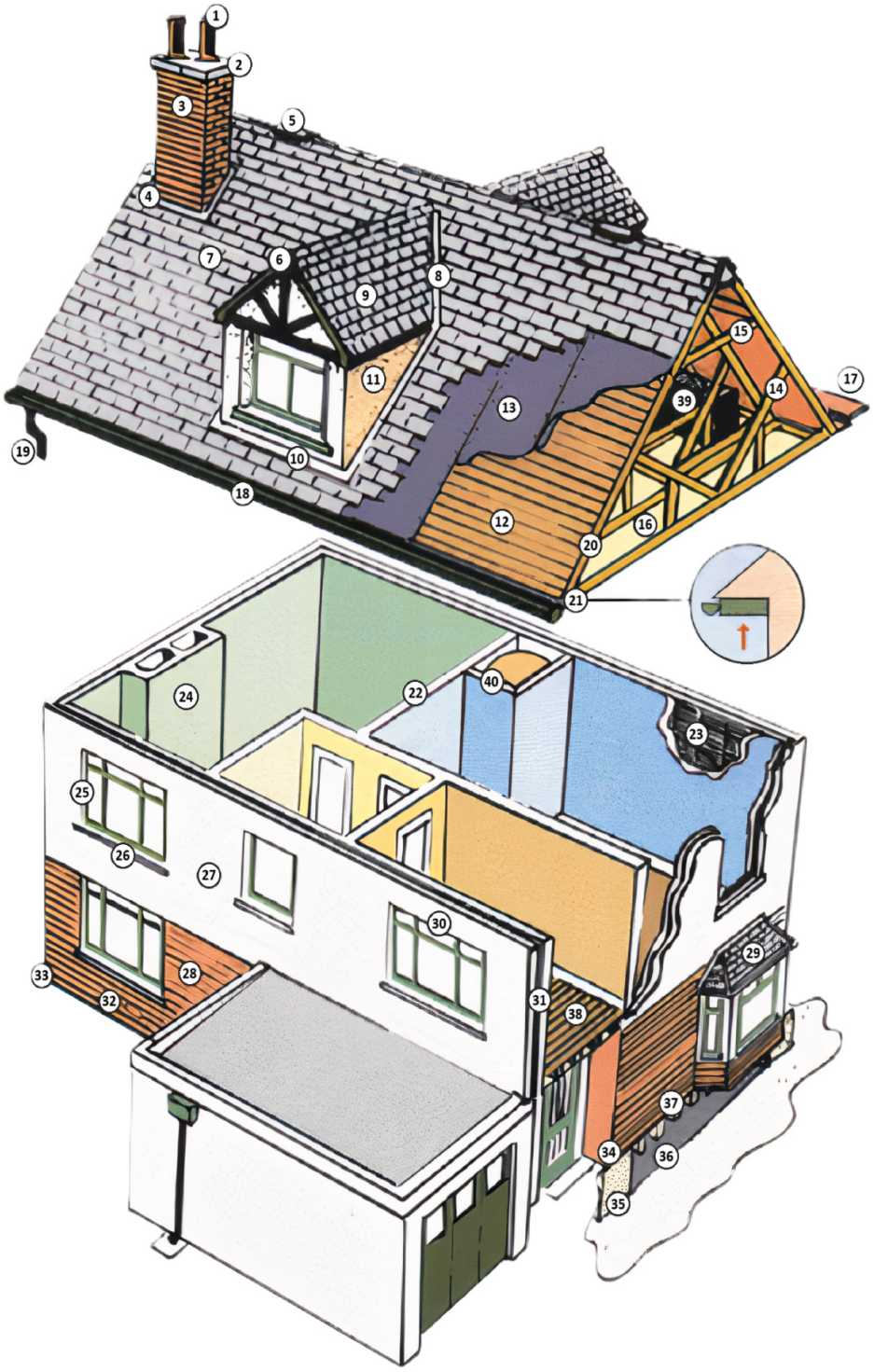
Heating and hot water	There is no central heating system within the property. It is assumed that the hot water cylinder is located within the roof void, although its location and condition should be confirmed by a suitably qualified contractor.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Mains drainage is understood to be connected.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading is required to comply with these regulations.

Any additional limits to inspection	**For flats/maisonettes** **Only the subject flat and internal communal areas giving access to the flat were inspected.** **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.** **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.** The property was inspected within the limits imposed by closely nailed and fixed fitted carpeting, floor coverings. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out. It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions. Access to the basement area was not available at the time of inspection as the communal access door was locked. Consequently, we were unable to inspect this area and cannot comment upon its condition. Our assessment and valuation therefore assume that no significant defects or repair liabilities exist within the inaccessible basement area. Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor.

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. Partition 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 1 (1)	Category 2 (2)	Category 3 (3)
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	Evidence of historic movement was noted in the form of cracking to masonry and render, distortion to window and door lintels, uneven and sloping floor surfaces, evidence of previous structural repairs, together with cracking noted within the communal close. The movement is considered to be longstanding in nature and there was no evidence at the time of inspection to indicate recent or ongoing structural deterioration. On the basis of this limited visual inspection, no further significant movement is anticipated. However, continued monitoring should be undertaken as part of normal property maintenance.

Dampness, rot and infestation	
Repair category:	3
Notes	An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present. Dampness was noted to ceiling and wall surfaces in isolated areas throughout the property. In addition, timber deterioration was evident to the flooring within the WC compartment. Further investigation and any necessary repairs should be undertaken by a suitably qualified contractor to prevent further deterioration.

Chimney stacks	
Repair category:	2
Notes	General deterioration was noted to the chimney head, including areas of missing and defective render. The need for cutting back loose and defective material to sound masonry and carrying out appropriate re-rendering repairs should not be discounted. If left unattended, this is likely to result in progressive deterioration and may increase the risk of water ingress. It should be noted that chimney heads are a common source of water penetration, with the resultant risk of deterioration to the chimney structure, surrounding masonry and adjacent roof timbers. Areas of the chimney flashing have been formed using a proprietary self-adhesive flashing material commonly known as "Flashband". This should be regarded as a temporary repair solution rather than a permanent flashing detail. The material is visibly weathered and considered to be nearing the end of its useful life. Replacement with a more durable lead flashing system should be anticipated in the short to medium term.

Roofing including roof space	
Repair category:	3
Notes	**ROOF COVERING:** The roof is covered with concrete roof tiles. A number of tiles have been replaced historically and isolated tiles were noted to be out of alignment. Purchasers should note that concrete roof tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair/replacement costs. In the absence of stripping and relaying, on-going and increasing maintenance expenditure should be anticipated. **ROOF VOID:** Evidence of visible daylight was noted within the roof space likely associated with missing/defective roof coverings. Evidence of historic staining was noted to sections of the roof timbers and sarking; however, no signs of active water ingress or penetrating dampness were apparent at the time of inspection. Continued monitoring and routine maintenance of the roof coverings should be undertaken as part of normal property ownership.

Rainwater fittings	
Repair category:	2
Notes	There is vegetation growth visible within the guttering. Clearance is required to promote free drainage. Choked rainwater units can lead to serious defects in other parts of the building if not repaired timeously. A number of gutters show signs of leakage, which has resulted in staining to external wall finishes. In buildings of this form of construction, leakage from gutter joints can lead to damp penetration into the building fabric.

Main walls	
Repair category:	2
Notes	The stonework is affected by some cracking, erosion, staining and open pointing due to a combination of weathering, settlement and leaking rainwater goods. Maintenance attention is required. General damage and weathering to rendering is evident in a number of locations, with sections noted to be cracked and loose. This is likely to be a progressive defect. The need for cutting back to the bare brick and re-coating should not be discounted.

Windows, external doors and joinery	
Repair category:	3
Notes	The windows are of an age and condition where comprehensive replacement should be anticipated. A number of defective window panes were noted, together with a cracked window pane to the rear elevation. The cast iron skylight serving the bathroom is corroded and requires replacement. In addition, the front entrance door is damaged and does not lock securely, requiring repair or replacement. Allowance should therefore be made for a programme of renewal and upgrading of the windows, skylight and associated joinery in the short to medium term.

External decorations	
Repair category:	2
Notes	Weathering and flaking paintwork was noted to the external joinery. Metal rainwater fittings are showing signs of corrosion.

Conservatories / porches	
Repair category:	
Notes	Not applicable

Communal areas	
Repair category:	2
Notes	Damage to the ceiling and plaster finishes was noted at the upper landing within the communal close, particularly in the area surrounding the recently installed rooflight. Widespread cracking was also noted throughout the communal close. The close windows are in poor condition, with significant timber decay and rot evident in places, and replacement should be anticipated. No access was gained to the basement area.

Garages and permanent outbuildings	
Repair category:	
Notes	Not applicable

Outside areas and boundaries	
Repair category:	2
Notes	There is a deciduous tree growing within potential influencing distance of the property. The tree is growing within the subjects garden grounds. Trees will grow progressively larger with time and the risk of damage will increase. Trees should be managed to prevent them from increasing in size. Tree roots can cause damage to structures and services, particularly in shrinkable soils. The requirement for gutter maintenance in the autumn should also be recognised, along with the risk of storm damage. The boundary walling is showing signs of deterioration. There is a section of missing boundary fencing to the side which would benefit from being reinstated.

Ceilings	
Repair category:	3
Notes	A collapsed section of ceiling was noted within the bedroom. This is indicative of failure of the ceiling finish and requires further investigation to determine the extent of any underlying defects. Repairs and reinstatement will be required. Cracking was noted to plaster surfaces in isolated areas. Localised plaster repairs should be anticipated. As age increases, it is not unusual for the plaster to lose its key with the timber lathing, and such defects are only revealed when decorative surfaces are stripped to allow redecoration to take place.

Internal walls	
Repair category:	2
Notes	Damaged plaster surfaces were noted to internal wall finishes in a number of areas. The extent and severity of the defects vary, although repairs and redecoration should be anticipated.

Floors including sub floors	
Repair category:	2
Notes	Floor surfaces were found to be significantly uneven and off level in places, consistent with the age and construction of the property. Localised repairs and levelling works should be anticipated where considered necessary. In addition, isolated areas of timber decay were noted to sections of the flooring, particularly within the toilet compartment. Further investigation and appropriate repairs should be undertaken, with replacement of affected timbers where required. Allowance should therefore be made for remedial works and associated redecoration.

Internal joinery and kitchen fittings	
Repair category:	3
Notes	The internal joinery and kitchen fittings are damaged and require repair or replacement.

Chimney breast and fire places	
Repair category:	
Notes	Not applicable

Internal decorations	
Repair category:	3
Notes	Internal decorations require renewal throughout. If decorative finishes are removed significant plaster repairs should be anticipated. The Artex finishes may contain asbestos fibres. This can only be determined by taking a sample for analysis. Even if the decorative finish does contain asbestos fibres it is not normally considered to be a health hazard provided it is not disturbed, for example it should not be rubbed down during redecoration.

Cellars	
Repair category:	
Notes	Not applicable

Electricity	
Repair category:	3
Notes	The electrical system retains dated features with an older style fuse box that does not comply with current regulations. The electrical installation should be inspected by a suitably qualified person prior to purchase. Thereafter it is recommended good practice that all electrical installations should be checked periodically, approximately every five years or when a property changes hands. This should be regarded as a routine safety and maintenance check.

Gas	
Repair category:	
Notes	Not applicable

Water, plumbing and bathroom fittings	
Repair category:	3
Notes	Sanitary fittings require replacement. There is evidence of lead plumbing within the property. The extent of lead pipework serving the property should be properly investigated by a qualified plumber and any necessary replacement undertaken with modern materials.

Heating and hot water	
Repair category:	3
Notes	There is no central heating system within the property. It is assumed that the hot water cylinder is located within the roof void, although its location and condition should be confirmed by a suitably qualified contractor. Given its apparent age, replacement of the hot water cylinder should be anticipated.

Drainage	
Repair category:	1
Notes	No obvious significant defects were noted to the drainage system, within the limitations of the inspection.

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	3
Chimney stacks	2
Roofing including roof space	3
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	3
External decorations	2
Conservatories / porches	
Communal areas	2
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	3
Internal walls	2
Floors including sub floors	2
Internal joinery and kitchen fittings	3
Chimney breasts and fireplaces	
Internal decorations	3
Cellars	
Electricity	3
Gas	
Water, plumbing and bathroom fittings	3
Heating and hot water	3
Drainage	1

Category 1	1
No immediate action or repair is needed.	

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

Category 3	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.	

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?	Third
2. Are there three steps or fewer to a main entrance door of the property?	No
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

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
The tenure is understood to be Outright Ownership. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal. It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs. Normal local practice is for common repairs to be shared on an equitable basis. This has been assumed to be the position in this case. Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists 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 re-instatement cost (£) for insurance purposes
The estimated reinstatement cost for insurance purposes is £220,000 (Two Hundred and Twenty Thousand pounds sterling). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value. The re-building cost for insurance purposes is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy.

Valuation (£) and market comments
In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 07/10/2026 is £20,000 (Twenty Thousand pounds sterling) **on a cash sale basis only.**

Report author:	Ross Macaulay
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Standard Buildings 94 Hope Street Glasgow G2 6PH
Electronically Signed By:	Ross Macaulay
Date of report:	07/10/2026

Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT 3-2 , 24 SOUTH STREET, GREENOCK, PA16 8UE

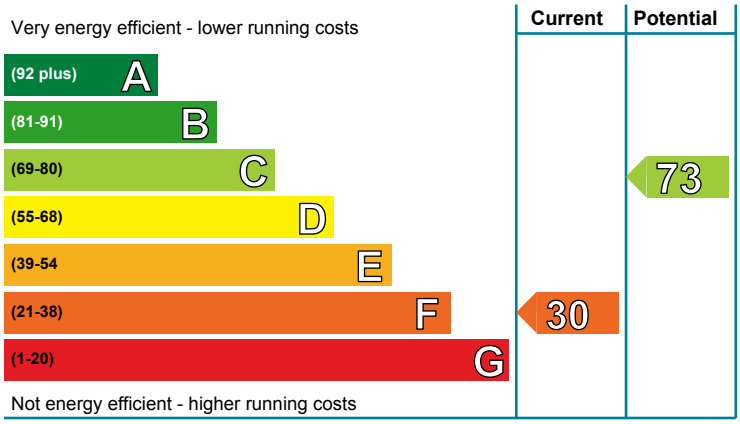
Dwelling type:	Top-floor flat	**Reference number:**	0039-1907-8200-1766-9200
Date of assessment:	07 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	07 October 2026	**Approved Organisation:**	Elmhurst
Total floor area:	47 m²	**Main heating and fuel:**	Room heaters, electric
Primary Energy Indicator:	303 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£7,176**	See your recommendations report for more information
Over 3 years you could save*	**£5,061**	

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

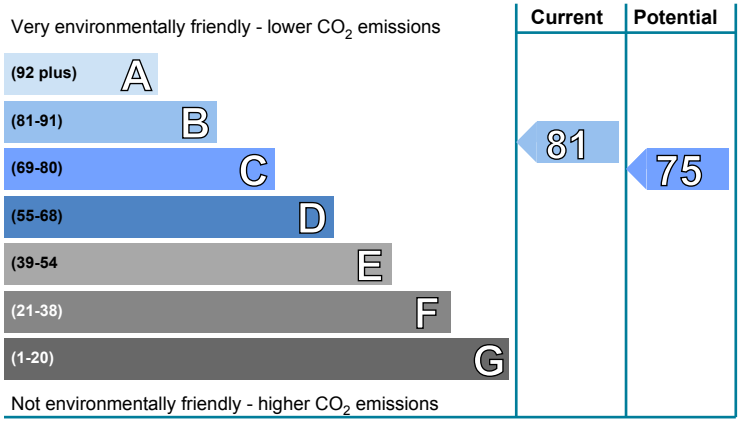


Energy Efficiency Rating

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 F (30)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (81)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£900 - £1,200	£345.00
2 Low energy lighting	£90 - £105	£72.00
3 Gas condensing boiler	£3,500 - £10,000	£4641.00

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

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

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

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	Timber frame, as built, no insulation (assumed) Solid brick, as built, insulated (assumed)	★☆☆☆☆ ★★★★☆	★☆☆☆☆ ★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★☆☆	★★★☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★★★★★
Main heating controls	No thermostatic control of room temperature	★★☆☆☆	★★☆☆☆
Secondary heating	None	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★★★★★
Lighting	Below average lighting efficiency	★★☆☆☆	★★☆☆☆

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_2 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 29 kg $CO_2/m^2/yr$.

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 1.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,386 over 3 years	£1,503 over 3 years	You could save £5,061 over 3 years
Hot water	£2,598 over 3 years	£516 over 3 years	
Lighting	£192 over 3 years	£96 over 3 years	
Totals	**£7,176**	**£2,115**	

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 Increase loft insulation to 270 mm	£900 - £1,200	£115	F 32	B 82
2 Low energy lighting for all fixed outlets	£90 - £105	£24	F 33	B 82
3 Change heating to gas condensing boiler	£3,500 - £10,000	£1547	C 73	C 75

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.

- Micro CHP

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.

energy saving trust

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 Low energy lighting

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

3 Gas condensing boiler

Changing the heating to use a mains gas boiler that provides both space and water heating will save money, as mains gas is currently cheaper than the fuel being used at present. A condensing boiler is capable of higher efficiencies than other types of boiler, meaning it will burn less fuel to heat the property, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). This improvement is most appropriate when the existing heating system needs repair or replacement. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

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)	5,622.55	N/A	N/A	N/A
Water heating (kWh per year)	3,329.63			

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. Ross Macaulay
Assessor membership number:	EES/016090
Company name/trading name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Room E101 Marathon House Olympic Business Centre Kilmarnock KA2 9BE
Phone number:	01563852477
Email address:	help@hdg.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.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

Greener Scotland
Scottish Government

PROPERTY QUESTIONNAIRE

	Flat 3/2, 24 South Street, Greenock, PA16 8UE

Seller(s)	**Santander**

Completion date of property questionnaire	30/09/2026

HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT

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?	
2.	**Council tax** Prospective purchasers are to make their own enquiries	
	Which Council Tax band is your property in? (Please tick) **A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐**	
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** Prospective purchasers are to make their own enquiries • **Garage** ☐ • **Allocated parking space** ☐ • **Driveway** ☐ • **Shared parking** ☐ • **On street** ☐ • **Resident permit** ☐ • **Metered parking** ☐ • **Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)? Prospective purchasers are to make their own enquiries	**Yes** ☐ **No** ☐ **Don't know** ☐
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)? Prospective purchasers are to make their own enquiries	**Yes** ☐ **No** ☐
6.	**Alterations/additions/extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?**	**Yes** ☐ **No** ☐

	<u>If you have answered yes</u>, please describe below the changes which you have made: Prospective purchasers are to make their own enquiries	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.** **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:** Prospective purchasers are to make their own enquiries	**Yes** ☐ **No** ☐
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **If you have answered yes, please answer the three questions below:** Prospective purchasers are to make their own enquiries	**Yes** ☐ **No** ☐
	(i) Were the replacements the same shape and type as the ones you replaced?	**Yes** ☐ **No** ☐
	(ii) Did this work involve any changes to the window or door openings?	**Yes** ☐ **No** ☐
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Please give any guarantees which you received for this work to your solicitor or estate agent.**	
7.	**Central heating**	
a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property —** **the main living room, the bedroom(s), the hall and the bathroom).** Prospective purchasers are to make their own enquiries **<u>If you have answered yes or partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes** ☐ **No** ☐ **Partial** ☐
	i) When was your central heating system or partial central heating system installed?	

	(ii) Do you have a maintenance contract for the central heating system? **If you have answered yes, please give details of the company with which you have a maintenance contract:**	**Yes** ☐ **No** ☐
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old? Prospective purchasers are to make their own enquiries	**Yes** ☐ **No** ☐
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** Prospective purchasers are to make their own enquiries **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**Yes** ☐ **No** ☐ **Yes** ☐ **No** ☐
b.	**Are you aware of the existence of asbestos in your property?** Prospective purchasers are to make their own enquiries **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐

10.	Services	

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

Prospective purchasers are to make their own enquiries

Services	Connected	Supplier
Gas or liquid petroleum gas		
Water mains or private water supply		
Electricity		
Mains drainage		
Telephone		
Cable TV or satellite		
Broadband		

b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below: Prospective purchasers are to make their own enquiries	Yes ☐ No ☐
	(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? If you have answered yes, please give details of the company with which you have a maintenance contract:	Yes ☐ No ☐
11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? Prospective purchasers are to make their own enquiries If you have answered yes, please give details:	Yes ☐ No ☐ Don't know ☐
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? Prospective purchasers are to make their own enquiries If you have answered yes, please give details:	Yes ☐ No ☐ Don't know ☐
c.	Has there been any major repair or replacement of any part of the	Yes ☐

	roof during the time you have owned the property? Prospective purchasers are to make their own enquiries	**No** ☐
d.	**Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?** Prospective purchasers are to make their own enquiries **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** Prospective purchasers are to make their own enquiries **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐
f.	**As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** Prospective purchasers are to make their own enquiries **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** Prospective purchasers are to make their own enquiries **If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:**	**Yes** ☐ **No** ☐
b.	**Is there a common buildings insurance policy?** Prospective purchasers are to make their own enquiries **If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?**	**Yes** ☐ **No** ☐ **Don't know** ☐
c.	**Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.** Prospective purchasers are to make their own enquiries	
13.	**Specialist works**	
a.	**As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?** Prospective purchasers are to make their own enquiries **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.**	**Yes** ☐ **No** ☐
b.	**As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?** Prospective purchasers are to make their own enquiries **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐

c.	**If you have answered yes** to 13(a) or (b), do you have any guarantees relating to this work? **If you have answered yes**, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	Yes ☐ No ☐

14.	Guarantees Prospective purchasers are to make their own enquiries					
a.	Are there any guarantees or warranties for any of the following:					
		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)	☐	☐	☐	☐	☐
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.	Are there any outstanding claims under any of the guarantees listed above? **If you have answered yes**, please give details:				Yes ☐ No ☐	
15.	Boundaries					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? Prospective purchasers are to make their own enquiries If you have answered yes, please give details:				Yes ☐ No ☐ Don't know ☐	
16.	Notices that affect your property Prospective purchasers are to make their own enquiries					
	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 ☐	

PROPERTY QUESTIONNAIRE

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 ☐
	<u>If you have answered yes to any of a–c</u> 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): **Completed on behalf of Santander in possession.**

Date: **30/09/2026**

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