the mortgage + property centre
SALES · PURCHASES · MORTGAGES

HOME REPORT PROPERTY QUESTIONNAIRE

The Home Report Property Questionnaire has been modified to include space for explanatory notes or comments after each question. Providing these comments is entirely optional, but you may use them to give any details that will help the reader understand your answers.

If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, you must tell your solicitor immediately.

ADDRESS OF PROPERTY:

Flat E (second floor)
61 Powis Place
Aberdeen
AB25 3TT

SELLER(S):

Dr Haleem Fadaly

DATE OF COMPLETION OF QUESTIONNAIRE:

07/07/2026

1. Length of Ownership

How long have you owned the property?

4 years

2. Council Tax

Which Council Tax band is your property in?

C

Comments:

3. Parking

What are the arrangements for parking at your property? (Please circle all which apply)

- On street
- Resident permit
- Metered parking

What kind of parking is there?

Resident permit parking and free on street parking. Also metered parking if close by if needed.

Comments:

Resident permit is very convenient. Run by the Aberdeen council.

4. Conservation Area

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

No

Comments:

5. Listed Buildings

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

No

Comments:

6. Alterations/Additions/Extensions

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

No

If you have answered "Yes"

Please describe the changes which you have made

But carried out bathroom refreshment. Tiling the bathroom, Full refreshment to replace the old bathroom suite.

ii Planning Permission
Did you obtain Planning Permission, Building Warrant, Completion Certificate and other Consents for this work?

Not applicable

The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

Do you have all of these documents yourself?

Not applicable

Please note who has these documents so your solicitor can arrange to obtain them.

Comments:

b. Replacement Windows and Doors

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

No

If you have answered “yes”

i Shape or type alterations
Were the replacements the same shape and type as the ones you replaced?

Not applicable

ii Opening alterations
Did this work involve any changes to the window or door openings?

Not applicable

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

List guarantees

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

Comments:

7. Central Heating

Is there a central heating system in your property?

Yes

If you have answered “yes”:

Is it full or partial?

Full

(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).

What kind of central heating is there?

For example, gas fired, electric storage.

Gas fired, all the rooms including corridor and kitchen. Heated towel rails in the bathroom and the corridor

When was it installed?

Date or unknown

It was in the flat from before, but radiators changed to modern and larger in each room as well as heated bathroom towel rail.

Do you have a maintenance contract for the central heating system?

Yes

If you have answered “yes”:

Details of the company with which you have a maintenance contract

YourRepair

When was the maintenance agreement last renewed?

Annual renewal 31/8/2025

Comments:

Next boiler service is booked for tomorrow 09/07/2026

8. Energy Performance Certificate

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

Yes

Comments:

9. Issues that may have affected your property

a. Structural Damage

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

No

If you have answered "yes":

Is the damage the subject of any outstanding insurance claim?

N/A

Comments:

b. Asbestos

Are you aware of the existence of asbestos in your property?

No

If you have answered "yes":

Please give details

10. Services

a. Select those connected

Please circle the services which are connected to your property and give details of your supplier.

Gas/Liquid Petroleum Gas	Supplier EDF
Electricity	Supplier EDF
Water mains/private water	Supplier Scottish water
Mains Drainage	Supplier same
Telephone	Supplier Not used
Cable TV/Satellite	Supplier Not used
Broadband	Supplier talktalk for phone/TV/Broadband

Comments:

b. Septic Tank/Soakaway

Is there a septic tank system at your property?

No

If you have answered "yes":

i Consents
Do you have appropriate consents for the discharge from your septic tank?

Yes **No** **Don't know**

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

Yes **No**

If you have answered "yes" please give details of the company holding contract

Comments:

11. Responsibilities for Shared or Common Areas

a. Joint Responsibilities
Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?

Yes

If "Yes" please give details

This property holds 2/7 shares in any repair costs in the building

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

Yes

If "Yes" please give details:

Share of 2/7 if any repairs carried out. **No repairs where needed during the 4 years I was there.** **The bottom floor flat is kind enough to look after the back garden and corridor.** **I fitted an intercom system when we first moved in and all the flats paid their share.**

c. Major repairs to roof

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

No

Optional Comment

d. Rights of Access to neighbouring property
Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?

No

If "Yes" please give details:

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

No

If "Yes" please give details:

f. Rights of Way
As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately owned.)

No

If "Yes" please give details:

Comments:

12. Charges associated with your property

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

No

Please provide the name and address and give details of any deposit held and approximate charges:

b. Is there a common buildings insurance policy?

No

If you have answered "yes"

i Consents
Is the cost of the insurance included in your monthly/annual factor's charges?

Not applicable

c. Other charges
Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.

13. Specialist Works

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

No

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

b. Preventative Work

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

No

If "Yes" please give details

c. Guarantees
If you have answered "Yes" to "a" or "b", do you have any guarantees relating to this work?

Not Applicable

If you have answered "yes":
These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor 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.

Do you have all of these documents yourself?

Not Applicable

Please say here which guarantee documents you don't have, and who has them, so your solicitor can 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.

Comments:

14. Guarantees

a. Are there any guarantees or warranties for any of the following (please circle as appropriate):

	Please give details of the work or installations involved	
Electrical Work	No	In owner's possession With Title Deeds Lost
Roofing	No	In owner's possession With Title Deeds Lost
Central Heating	No	In owner's possession With Title Deeds Lost
NHBC (National House-Building Council)	No	In owner's possession With Title Deeds Lost
Damp Course	No	In owner's possession With Title Deeds Lost
Anything similar (e.g. cavity wall insulation, underpinning, indemnity policy)	No	In owner's possession With Title Deeds Lost

b. Are there any outstanding claims under any of the guarantees listed above?

No

Please give details:

15. Boundaries

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

No

Comments:

16. Notices that affect your property

In the past 3 years have you ever received a notice:

a. Advising that the owner of a neighbouring property has made a planning application?

No

b. That requires you to do any maintenance, repairs or improvements to your property?

No

c. That affects your property in some other way?

No

If you have answered yes to any of a-c above, please give the notices, if you have them, to your solicitor, including any notices which arrive at any time before the date of entry of the purchase of your property.

Comments:

Declaration

Declaration by the seller(s) or other authorised body or person(s):

I confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s) :



Date: ……9/7/2026