

# home report



**29 COLUMBA CRESCENT  
FORGEWOOD  
MOTHERWELL  
ML1 3XU**



property | legal | financial

# Energy Performance Certificate



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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

29 COLUMBA CRESCENT, FORGEWOOD, MOTHERWELL, ML1 3XU

**Dwelling type:** Top-floor flat  
**Date of assessment:** 24 June 2025  
**Date of certificate:** 26 June 2025  
**Total floor area:** 73 m<sup>2</sup>  
**Primary Energy Indicator:** 190 kWh/m<sup>2</sup>/year

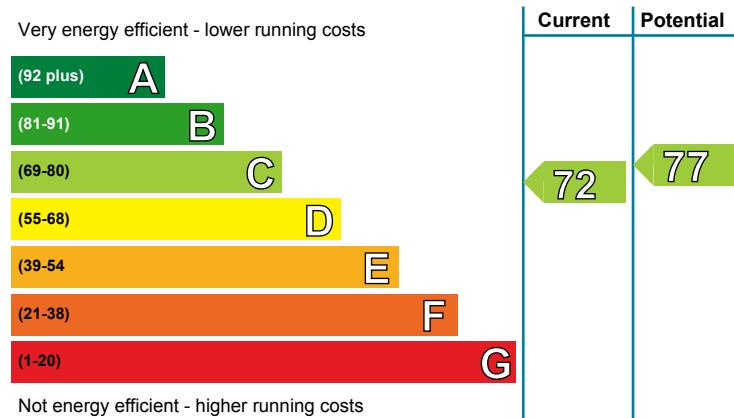
**Reference number:** 2041-1003-0206-1015-4204  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## 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*	£2,553	See your recommendations report for more information
Over 3 years you could save*	£426	

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

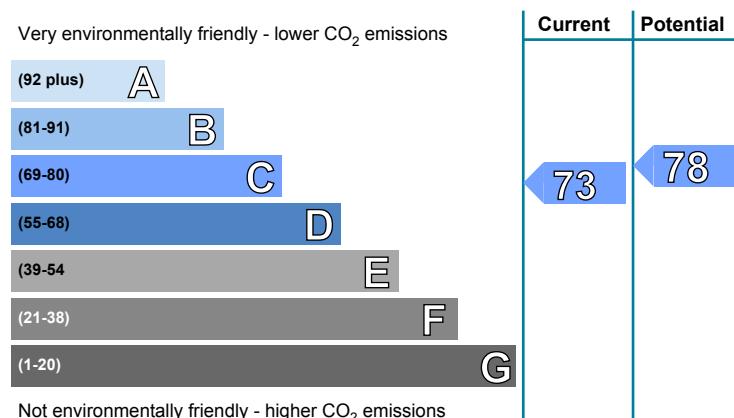


## Energy Efficiency Rating

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 C (72)**. 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<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 (73)**

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 Cavity wall insulation	£900 - £1,500	£426.00

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	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, partial insulation (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★★	★★★★★
Floor	(another dwelling below)	—	—
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	★★★★★	★★★★★
Lighting	Good 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<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 35 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 2.5 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 0.5 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
<b>Heating</b>	£1,971 over 3 years	£1,545 over 3 years	
<b>Hot water</b>	£444 over 3 years	£444 over 3 years	
<b>Lighting</b>	£138 over 3 years	£138 over 3 years	
<b>Totals</b>	<b>£2,553</b>	<b>£2,127</b>	 You could save £426 over 3 years

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 Cavity wall insulation	£900 - £1,500	£142	 C 77	 C 78

### Alternative measures

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

- External insulation with cavity wall insulation

## Choosing the right improvement package

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

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

## 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)	8,203.97	N/A	N/A	N/A
Water heating (kWh per year)	2,328.59			

## Addendum

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](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. Gary MacDonald
Assessor membership number:	EES/008491
Company name/trading name:	J & E Shepherd
Address:	Suites 7-8 Waverley House Caird Park Lanarkshire Hamilton ML3 0QA
Phone number:	01698 891400
Email address:	<a href="mailto:gary.macdonald@shepherd.co.uk">gary.macdonald@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 [greenerscotland.org](http://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



# Scottish Single Survey



property | legal | financial

# Single Survey

survey report on:

<b>Property address</b>	29 Columba Crescent Forgewood Motherwell ML1 3XU
<b>Customer</b>	Aberdein Considine
<b>Customer address</b>	
<b>Prepared by</b>	J & E Shepherd
<b>Date of inspection</b>	24th June 2025



## PART 1 - GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

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, 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 to the Seller. It is the responsibility of the Seller to ensure that the amended Report is 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 Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

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

### 1.2 THE REPORT

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the 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.

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

# Terms and Conditions

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 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.

## 1.5 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.

## 1.6 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.

# Terms and Conditions

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.

## 1.7 PRECEDENCE

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

## 1.8 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 "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.

### 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.

# Terms and Conditions

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.

# Terms and Conditions

## 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" 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. 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.

# Single Survey

## 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.

<b>Description</b>	First floor flat in a 2 storey residential block with 4 flats accessed from a communal stairwell.
<b>Accommodation</b>	Entrance hall, lounge, 3 bedrooms, kitchen and bathroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	73sqm or thereby.
<b>Neighbourhood and location</b>	<p>The property is located in the Forgewood district of Motherwell in an estate which was originally built for the local authority. The surrounding properties comprise mostly rented dwellings of similar age and style to the subjects.</p> <p>All local amenities are located within a reasonable distance.</p>
<b>Age</b>	Built circa 1965 and refurbished to its existing layout in 1990.
<b>Weather</b>	Dry and bright at the time of the inspection.
<b>Chimney stacks</b>	None
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is pitched, hipped and covered with concrete interlocking tiles. The roof void is accessed by a ceiling hatch in the hall. The roof is formed in a timber frame with bitumen felt sarking. There is some flooring, stored items and insulation material between and</p>

# Single Survey

	over ceiling joists.
<b>Rainwater fittings</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  Rainwater discharge is by PVC gutters and downpipes.
<b>Main walls</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  <b>Foundations and concealed parts were not exposed or inspected.</b>  The walls appear to be of cavity brick construction rendered externally.
<b>Windows, external doors and joinery</b>	<b>Internal and external doors were opened and closed where keys were available.</b>  <b>Random windows were opened and closed where possible.</b>  <b>Doors and windows were not forced open.</b>  Double glazed uPVC framed windows and a timber panel entrance door. Soffits and fascias are timber.
<b>External decorations</b>	<b>Visually inspected.</b>
<b>Conservatories / porches</b>	Not applicable
<b>Communal areas</b>	<b>Circulation areas visually inspected.</b>  There is a shared access hall/stairwell. This provides access to all flats in the building. There is a security door entry system.
<b>Garages and permanent outbuildings</b>	None
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b>  Communal garden grounds, mostly to the front and rear and shared car parking.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b>  The ceilings are formed in plasterboard with decorated finishes.

# Single Survey

<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The walls are plastered brick and part plasterboard with decorated finishes.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><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></p> <p><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></p> <p>The flooring is timber with a variety of fitted floorcoverings. Due to the presence of the floorcoverings and a considerable amount of stored items, it was not possible to see the condition of the flooring and there was no accessible subfloor void.</p>
<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>In the kitchen there are fitted wall and base units with work surface. Internal doors are timber panel and plastic folding concertina style. Facings and skirtings are timber and painted.</p>
<b>Chimney breasts and fireplaces</b>	There are no operational chimney breasts.
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>A variety of papered and painted surfaces, textured coatings (Artex) and some wall tiling.</p>
<b>Cellars</b>	None
<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>Mains supply. The meter and fuse box are located high level in the hall.</p>

# Single Survey

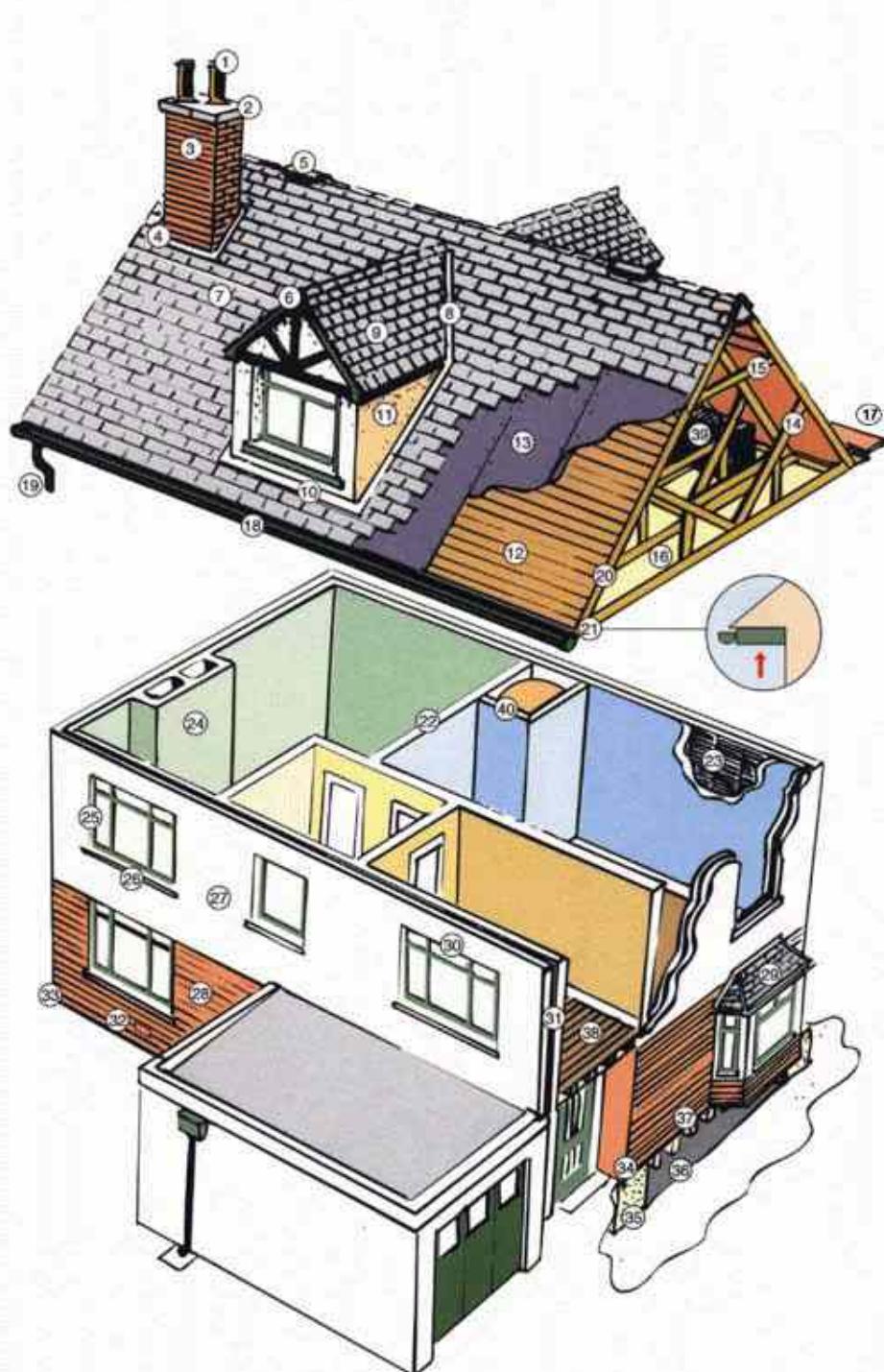
Gas	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains supply. The meter is located in the kitchen.</p>
Water, plumbing, bathroom fittings	<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>Mains supply. Plumbing where visible is in plastic and copper piping. In the bathroom there is a 3 piece suite with bath, toilet and wash-hand basin.</p>
Heating and hot water	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There is a gas central heating system. An Ideal Logic C24 boiler is located in the kitchen. This is connected to radiators throughout and also provides the domestic hot water.</p>
Drainage	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is into the public sewer.</p>
Fire, smoke and burglar alarms	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Fire Safety Legislation effective from February 2022 requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance e.g. central heating boiler, open fire, wood burning stove etc, a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance.</p>

<b>Any additional limits to inspection</b>	<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>At the time of inspection the property was occupied, furnished and the floors concealed with a variety of fitted floor coverings. The inspection of the flooring was restricted and as this flat is positioned on the first floor level, there is no subfloor void. Throughout the flat the inspection was severely restricted by a considerable amount of stored items, personal effects and boxes which were present in all rooms from floor level to ceiling height and it should be appreciated that the parts of the property which were covered, unexposed or inaccessible cannot be guaranteed to be free from defect.</p> <p>The external building fabric has been inspected from ground level only from the subjects' grounds and where possible from adjoining public property. Garden climbing vegetation was present, particularly to the front lefthand corner and gable wall which also extended over fascias, roof guttering and roof tiling. The inspection of the building fabric was consequently restricted.</p> <p>It was dry at the time of the inspection. Leakage and water penetration are sometimes only visible during or immediately after adverse weather conditions.</p> <p>The inspection of the roof void was also restricted by stored items, flooring and insulation material, which was not moved.</p> <p>Floors have varying styles of covering. It was not possible to inspect areas of flooring beneath the baths, shower cubicles, WCs or similar water using appliances and accordingly no comment can be made on the condition of enclosed flooring.</p> <p>Services have not been tested. To have these tested arrangements should be made with suitably qualified electricians, plumbers, heating engineers, etc.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection.</p> <p>Due to the nature and/or age of some properties, deleterious materials e.g. asbestos or Reinforced Autoclaved Aerated Concrete (RAAC) can be present in the building fabric and/or the finished surfaces to such e.g. hidden walls or roof sections, textured coatings such as Artex, floor/ceiling/wall tiles, claddings,</p>
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# Single Survey

	<p>linings etc. If any of these elements are applicable to the property under report and should you require certainty of the construction of any part of the property (including any outbuildings or garages) then a detailed Building Survey or sample testing of materials by qualified technicians/scientists would be required. This degree of reporting is clearly outside the scope of the Home Report.</p> <p>This is not an Asbestos survey and should not be construed as such. Should an inspection to identify asbestos or other deleterious materials within the property e.g. Reinforced Autoclaved Aerated Concrete (RAAC) be required this should be provided by suitably qualified specialists under separate instructions.</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>Adverse weather conditions can expose underlying defects to parts of the building fabric that are not apparent during good or dry conditions. This is particularly the case with roofs, including flashings and abutments, e.g. at extensions, conservatories or with neighbouring property. A good building maintenance programme is essential with roof areas inspected/maintained regularly by reputable contractors and especially after inclement weather.</p>
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## 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.

# 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>	1
<b>Notes</b>	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

 Chimney stacks	
<b>Repair category</b>	-
<b>Notes</b>	None

 Roofing including roof space	
<b>Repair category</b>	2
<b>Notes</b>	<p>No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.</p> <p>Roof tiles will require increased maintenance as they approach the end of their efficient life span and maintenance and expenditure in this respect should be anticipated.</p> <p>Climbing vegetation around external walls, roof tiles and into the roof eaves requires to be removed.</p>

# Single Survey

 Rainwater fittings	
<b>Repair category</b>	3
<b>Notes</b>	Gutters require to be cleared of vegetation and debris in the short term and on a regular basis. There is a broken section of gutter at the rear.
 Main walls	
<b>Repair category</b>	2
<b>Notes</b>	Wall surfaces are weathered and there is climbing vegetation/ivy over most of the wall surfaces to the left side which will require to be removed.
 Windows, external doors and joinery	
<b>Repair category</b>	2
<b>Notes</b>	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>Evidence of decay/weathering was noted to external timbers which will deteriorate if left unattended. Soffit boards were not closely inspectable and are assumed to be free from any asbestos type material.</p>
 External decorations	
<b>Repair category</b>	2
<b>Notes</b>	<p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p> <p>The external décor is weathered. Painted timbers will require future redecoration to prevent decay to the timbers.</p>
 Conservatories/porches	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable
 Communal areas	
<b>Repair category</b>	2
<b>Notes</b>	Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there

# Single Survey

	<p>may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.</p> <p>Communal areas are affected by typical wear and tear and general maintenance is required particularly to the external building fabric and gardens.</p>
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	<b>Garages and permanent outbuildings</b>
<b>Repair category</b>	-
<b>Notes</b>	Not applicable

	<b>Outside areas and boundaries</b>
<b>Repair category</b>	3
<b>Notes</b>	<p>Mature trees/vegetation within the grounds of the property will require future ongoing professional maintenance by an experienced contractor. Climbing ivy around the building fabric requires to be removed by a professional contractor.</p> <p>There are trees growing close to the property which have the potential to cause damage and should be maintained by an experienced contractor.</p> <p>Boundary walls and fences should be regularly checked and maintained as necessary.</p>

	<b>Ceilings</b>
<b>Repair category</b>	1
<b>Notes</b>	<p>There are some blemishes however within the limitations of our inspection no significant defects were noted.</p> <p>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.</p>

	<b>Internal walls</b>
<b>Repair category</b>	1
<b>Notes</b>	<p>It was difficult to see all the wall surfaces due to a considerable amount of stored items. However there appears to be normal wear and tear and it is anticipated once the property is clear of all stored items, patch plaster repairs and cosmetic upgrading will be required throughout.</p>

# Single Survey

	<b>Floors including sub-floors</b>
<b>Repair category</b>	1
<b>Notes</b>	Due to fitted carpets, a considerable amount of stored items and floor coverings, no detailed inspection of floors was possible and accordingly no comment can be made on their condition.
	<b>Internal joinery and kitchen fittings</b>
<b>Repair category</b>	2
<b>Notes</b>	Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings etc. and future maintenance or upgrading should be anticipated.
	<b>Chimney breasts and fireplaces</b>
<b>Repair category</b>	-
<b>Notes</b>	None
	<b>Internal decorations</b>
<b>Repair category</b>	2
<b>Notes</b>	The internal decoration will require to be upgraded dependant on individual taste.
	<b>Cellars</b>
<b>Repair category</b>	-
<b>Notes</b>	None
	<b>Electricity</b>
<b>Repair category</b>	2
<b>Notes</b>	<p>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.</p> <p>Aspects of the electrical installation are dated and the system should be checked as a precaution by a registered electrician and upgraded if necessary.</p>

# Single Survey

 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.
 Water, plumbing and bathroom fittings	
<b>Repair category</b>	2
<b>Notes</b>	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>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.</p> <p>The bathroom suite is dated with wear and tear. The shower has been removed previously.</p>
 Heating and hot water	
<b>Repair category</b>	1
<b>Notes</b>	<p>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.</p> <p>The central heating boiler/system is on semi-modern lines. Further advice should be obtained from a gas safe registered contractor to fully ascertain the condition, life expectancy and efficiency of the system.</p>
 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	Category 3
Dampness, rot and infestation	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.
Chimney stacks	-	
Roofing including roof space	2	
Rainwater fittings	3	
Main walls	2	
Windows, external doors and joinery	2	
External decorations	2	
Conservatories/porches	-	
Communal areas	2	
Garages and permanent outbuildings	-	
Outside areas and boundaries	3	
Ceilings	1	
Internal walls	1	
Floors including sub-floors	1	
Internal joinery and kitchen fittings	2	
Chimney breasts and fireplaces	-	
Internal decorations	2	
Cellars	-	
Electricity	2	
Gas	1	
Water, plumbing and bathroom fittings	2	
Heating and hot water	1	
Drainage	1	

## Remember

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

## Warning

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

# Single Survey

## 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?	First	
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/>	No <input 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

There may be common areas and amenity ground within this development. The solicitor should be satisfied with the shared maintenance liability to the common parts of the building.

Due to the low valuation and predominance of rented accommodation in this locality, not all lenders accept these properties as suitable security for residential mortgage lending. Resaleability may be restricted to investors and cash purchasers.

The legal advisor should check the existence and details of acceptable management arrangements, service charges and block insurance.

This building was altered and refurbished some considerable time ago, circa 1990 by Wimpey Homes as part of a general refurbishment of the entire estate. This building may originally have been 3 or 4 storeys high and has been reduced in height to 2 storeys and a replacement roof was added at that time. In recent years there do not appear to have been any other significant alterations which would require local authority consents.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

This is an area of historic mining activity. A mining report should be obtained from The Coal Authority. It is assumed this report will contain no adverse matters which would affect the valuation.

The extent of the grounds, position of title boundaries and communal areas can be confirmed with reference to the property titles.

### Estimated reinstatement cost for insurance purposes

The property should be insured on a reinstatement basis for not less than £200,000 (TWO HUNDRED THOUSAND POUNDS).

This is an indicative figure only, based on the current Building Cost Information Service (BCIS) published rates. It is good practice to regularly review this figure as building costs can increase rapidly. Specific specialist advice should be obtained from the building insurers where necessary.

### Valuation and market comments

The market value of the property, at the present time, may be fairly stated in the sum of £38,000 (THIRTY EIGHT THOUSAND POUNDS).

The housing market has been buoyant since reopening after the Covid19 pandemic with demand levels often exceeding supply, resulting in some record sales levels. However, there is currently a degree of economic uncertainty, with rising costs and it is prudent to keep the valuation under constant review.

The property may not form suitable security for normal mortgage lending due to low value and the predominance of rented accommodation in this locality, and the availability of finance should be fully confirmed prior to purchase. Future saleability may be affected.

The property may have been repossessed by a heritable creditor. Normal warranties may not be available including utilities/services which may require to be professionally re-commissioned.

# Single Survey

<b>Signed</b>	Security Print Code [510977 = 6401 ] Electronically signed
<b>Report author</b>	Gary MacDonald
<b>Company name</b>	J & E Shepherd
<b>Address</b>	Suites 7 & 8, Waverley House, Caird Park, Hamilton, ML3 0QA
<b>Date of report</b>	27th June 2025

# Sellers Property Questionnaire



property | legal | financial

# Property Questionnaire

<b>Property address</b>	29 COLUMBA CRESCENT, FORGEWOOD, MOTHERWELL, ML1 3XU
<b>Seller(s)</b>	Aberdein Considine
<b>Completion date of property questionnaire</b>	05/06/2025

# 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>							
	<b>How long have you owned the property?</b> <span style="color: red;">Cannot answer*</span>							
2.	<b>Council tax</b>							
	<b>Which Council Tax band is your property in? (Please circle)</b> A      B      C      D      E      F      G      H <span style="color: red;">Cannot answer*</span>							
3.	<b>Parking</b>							
	<b>What are the arrangements for parking at your property?</b> <b>(Please tick all that apply)</b> <ul style="list-style-type: none"><li>• Garage <input type="checkbox"/></li><li>• Allocated parking space <input 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> <span style="color: red;">Cannot answer*</span>							
4.	<b>Conservation area</b>							
	<b>Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?</b>							<span style="color: red;">Yes / No / Don't know Cannot answer*</span>

# Property Questionnaire

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)?	Yes / No Cannot answer*
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)?  <u>If you have answered yes, please describe below the changes which you have made:</u>	Yes / No Cannot answer*
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?  <u>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.</u>  <u>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:</u>	Yes / No
	Have you had replacement windows, doors, patio doors or double glazing installed in your property?  <u>If you have answered yes, please answer the three questions below:</u>	Yes / No Cannot answer*
	(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):  <u>Please give any guarantees which you received for this work to your solicitor or estate agent.</u>	

# Property Questionnaire

7.	Central heating	
a.	<p>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).</p> <p>If you have answered yes / partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	Yes / No / Partial Cannot answer*
b.	When was your central heating system or partial central heating system installed?	
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p>	Yes / No
d.	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?	Yes / No Cannot answer*
9.	Issues that may have affected your property	
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 yes, is the damage the subject of any outstanding insurance claim?</p>	Yes / No Cannot answer*
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p>If you have answered yes, please give details:</p>	Yes / No Cannot answer*

# Property Questionnaire

10.	Services																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #e0e0e0;">Services</th> <th style="background-color: #e0e0e0;">Connected</th> <th style="background-color: #e0e0e0;">Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas / liquid petroleum gas</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> <tr> <td>Water mains / private water supply</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> <tr> <td>Electricity</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> <tr> <td>Mains drainage</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> <tr> <td>Telephone</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> <tr> <td>Cable TV / satellite</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> <tr> <td>Broadband</td> <td style="color: red;">Cannot answer*</td> <td></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas / liquid petroleum gas	Cannot answer*		Water mains / private water supply	Cannot answer*		Electricity	Cannot answer*		Mains drainage	Cannot answer*		Telephone	Cannot answer*		Cable TV / satellite	Cannot answer*		Broadband	Cannot answer*	
	Services	Connected	Supplier																							
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	Cable TV / satellite	Cannot answer*																								
Broadband	Cannot answer*																									
b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes, please answer the two questions below:</u></p>																									
	<b>Yes / No</b> <b>Cannot answer*</b>																									
c.	<p>(i) Do you have appropriate consents for the discharge from your septic tank?</p>																									
<b>Yes / No /</b> <b>Don't know</b>																										
d.	<p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u></p>																									

# Property Questionnaire

<b>11. Responsibilities for Shared or Common Areas</b>		
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p>	<b>Yes / No / Don't Know Cannot answer*</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>	<b>Yes / No / Not applicable Cannot answer*</b>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<b>Yes / No Cannot answer*</b>
d.	<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>	<b>Yes / No Cannot answer*</b>
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	<b>Yes / No Cannot answer*</b>
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	<b>Yes / No Cannot answer*</b>
<b>12. Charges associated with your property</b>		
a.	<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>	<b>Yes / No Cannot answer*</b>

# Property Questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes / No / Don't Know Cannot answer*</p> <p>Yes / No / 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>	
13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p>	<p>Yes / No Cannot answer*</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>If you have answered yes, please give details:</p>	<p>Yes / No Cannot answer*</p>
c.	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	<p>Yes / No</p>

# Property Questionnaire

<b>14. Guarantees</b>							
<b>a. Are there any guarantees or warranties for any of the following:</b>							
(i)	Electrical work	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(ii)	Roofing	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
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>						
c.	<u>Are there any outstanding claims under any of the guarantees listed above?</u> <u>If you have answered yes, please give details:</u>						Yes / No
<b>15. Boundaries</b>							
	<u>So far as you are aware, has any boundary of your property been moved in the last 10 years?</u> <u>If you have answered yes, please give details:</u>						Yes / No / Don't know Cannot answer*

# Property Questionnaire

16.	<b>Notices that affect your property</b>	
	<b>In the past 3 years have you ever received a notice:</b>	
a.	advising that the owner of a neighbouring property has made a planning application?	Yes / No / Don't know Cannot answer*
b.	that affects your property in some other way?	Yes / No / Don't know Cannot answer*
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes / No / Don't know Cannot answer*
	<b>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.</b>	

**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):** \_\_\_\_\_

**Date:** \_\_\_\_\_

\* This report has been completed on behalf of the lender in respect to a repossessed property and therefore some information is not available.



property | legal | financial