

YOUR ONESURVEY
HOME REPORT

ADDRESS

11 Greenhill Holding
Kilmarnock
KA2 0DX

PREPARED FOR

Jane Dunlop

INSPECTION CARRIED OUT BY:



SELLING AGENT:

Galbraith

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Kilmarnock - Allied Surveyors Scotland Ltd	28/02/2025
Mortgage Certificate	Final	Kilmarnock - Allied Surveyors Scotland Ltd	28/02/2025
Property Questionnaire	Final	Mrs. Jane Dunlop	10/03/2025
EPC	FileUploaded	Kilmarnock - Allied Surveyors Scotland Ltd	03/03/2025

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Surveyor Reference	MA/0695
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Customer	Mrs. Jane Dunlop
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Selling address	11 Greenhill Holding Kilmarnock KA2 0DX
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Date of Inspection	28/02/2025
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Prepared by	Nick Davis, MSc MRICS Kilmarnock - Allied Surveyors Scotland Ltd
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a detached bungalow, with self contained annex, garage/workshop/stable block/outbuildings and an office, set within approximately 12 acres of land.
Accommodation	Main bungalow: Entrance porch, hallway, lounge, inner hallway, three bedrooms, breakfasting kitchen, rear vestibule and family bathroom with WC. Annex: Entrance hall, lounge/bedroom, kitchen and shower room with WC.
Gross internal floor area (m2)	Main bungalow: 152 sq metres approximately. Annex: 51 sq metres approximately. Combined 203 sq metres approximately.
Neighbourhood and location	The subjects are situated within a semi rural position, set just outside the periphery of Kilmarnock town centre, where surrounding properties are of agricultural, residential and partly commercial nature. The property is accessed via a "B" road. The property is located close to Crosshouse hospital. Most local amenities and transport links are readily available within a short drive.
Age	Originally constructed around 1930, with extensions carried out within approximately 1982.
Weather	Dry and bright. Period of mixed weather prior to inspection.
Chimney stacks	Where visible, chimney stack serving the main bungalow and annex are of a brick design, protected at roof level, by a combination of lead and synthetic apron flashing. No flue linings inspected or tested. <i>Visually inspected with the aid of binoculars where required.</i>

<p>Roofing including roof space</p>	<p>The main roof is hip pitched, timber framed and overlaid with areas of clay tiles.</p> <p>Limited inspection of the attic space, taken over original portion of the property revealed the structure to be of a timber framed design, incorporating timber sarking. No other hatches were noted within the bungalow.</p> <p>Insulation material, lack of crawl boards, roof design and stored restricted inspection to area surrounding hatch.</p> <p>Understandably, we cannot comment that areas covered or inaccessible are free from potential defect.</p> <p>The annexe roof appears to be formed in similar materials to the main bungalow.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p><i>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</i></p>
<p>Rainwater fittings</p>	<p>Rainwater fittings are predominately of a PVC style.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p>
<p>Main walls</p>	<p>The main bungalow outer walls appear to be of traditional brick cavity design, roughcast externally, incorporating decorative blockwork finishes.</p> <p>Extension outer walls also appear to be of a cavity brick and blockwork design, of more modern style, again roughcast externally.</p> <p>A detached annex structure exists, which was formerly a barn. Construction appears to be of a solid brick design, with a pitched, timber framed and clay tile roof covering. Internally, this area is plasterboard lined.</p> <p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p>

<p>Windows, external doors and joinery</p>	<p>Windows to the main bungalow are of replacement double glazed PVC framed style.</p> <p>Main entrance doors are of twin timber storm door design.</p> <p>PVC clad entrance door exists to side.</p> <p>Double glazed PVC framed patio style doors exist thereafter.</p> <p>External and roofline joinery is of both and low maintenance PVC.</p> <p>The annex area is accessed via a traditional timber entrance door. Thereafter windows appear to be of double glazed timber frame design. Roofline joinery is of a timber design.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>
<p>External decorations</p>	<p>Areas of painted external masonry and joinery were noted.</p> <p>Outbuildings, office and stable also incorporate areas of painted masonry and joinery items.</p> <p><i>Visually inspected.</i></p>
<p>Conservatories / porches</p>	<p>No conservatories or porches.</p>
<p>Communal areas</p>	<p>No internal communal circulation areas.</p>

<p>Garages and permanent outbuildings</p>	<p>A series of detached garage, workshop, stables and outbuildings exist within subjects curtilage.</p> <p>These include a garage/workshop structure with utility area and cloakroom/WC. Access to this area is via vehicular roller entrance door. Timber single and double glazed window units noted, with timber pedestrian entrance doors. Workshop incorporates a solid base.</p> <p>Some office style accommodation exists thereafter.</p> <p>Some workshops and offices were locked with keys unavailable. Naturally we cannot comment further on areas internally.</p> <p>The workshop and office structure (adjoining) appear to be of a solid brick design, with timber and metal framed roof structures overlaid in corrugated asbestos cement/similar sheeting.</p> <p>Entrance doors are generally of a timber design, again with single and double glazed timber framed window units.</p> <p>There is a large stable block, again of a brick construction, with a pitched, timber framed and clay tile roof covering.</p> <p>Timber framed window units noted, with timber entrance doors.</p> <p>Above part of the stable block an office area exists, with timber framed and clad outer walls, and a clay tiled roof covering. Internally this area is plasterboard lined, incorporating timber framed window units. The office area is an unheated space.</p> <p>A number (5 or 6) of business style workshops and outbuilding structures exist thereafter, of both brick/blockwork, timber and steel frame design, incorporating corrugated and flat asbestos cement linings in part.</p> <p>Potential purchasers should fully satisfy themselves with regard to external workshop and outbuilding structures, which should be individually checked prior to purchase.</p> <p>Visually inspected.</p>
<p>Outside areas and boundaries</p>	<p>In general terms the property is set on approximately 12 acres of land, split with part of the acreage set close-by, to the West.</p> <p>The property is accessed via twin vehicular entrances off main public highway.</p> <p>Boundaries are of a brick/blockwork design, with area of timber post and wire fencing, stock proof fencing and metal style fencing.</p> <p>Grounds are overlaid in areas of flat, rolling and sloping grazing land, incorporating a number of mature trees, shrubs and bushes.</p> <p>A burn/water course exists at side, however we have not physically inspected this area.</p> <p>Grounds around the subject property are overlaid in areas of tarmac, lawn and gravel, incorporating decorative hardstandings and tree line.</p> <p>Visually inspected.</p>

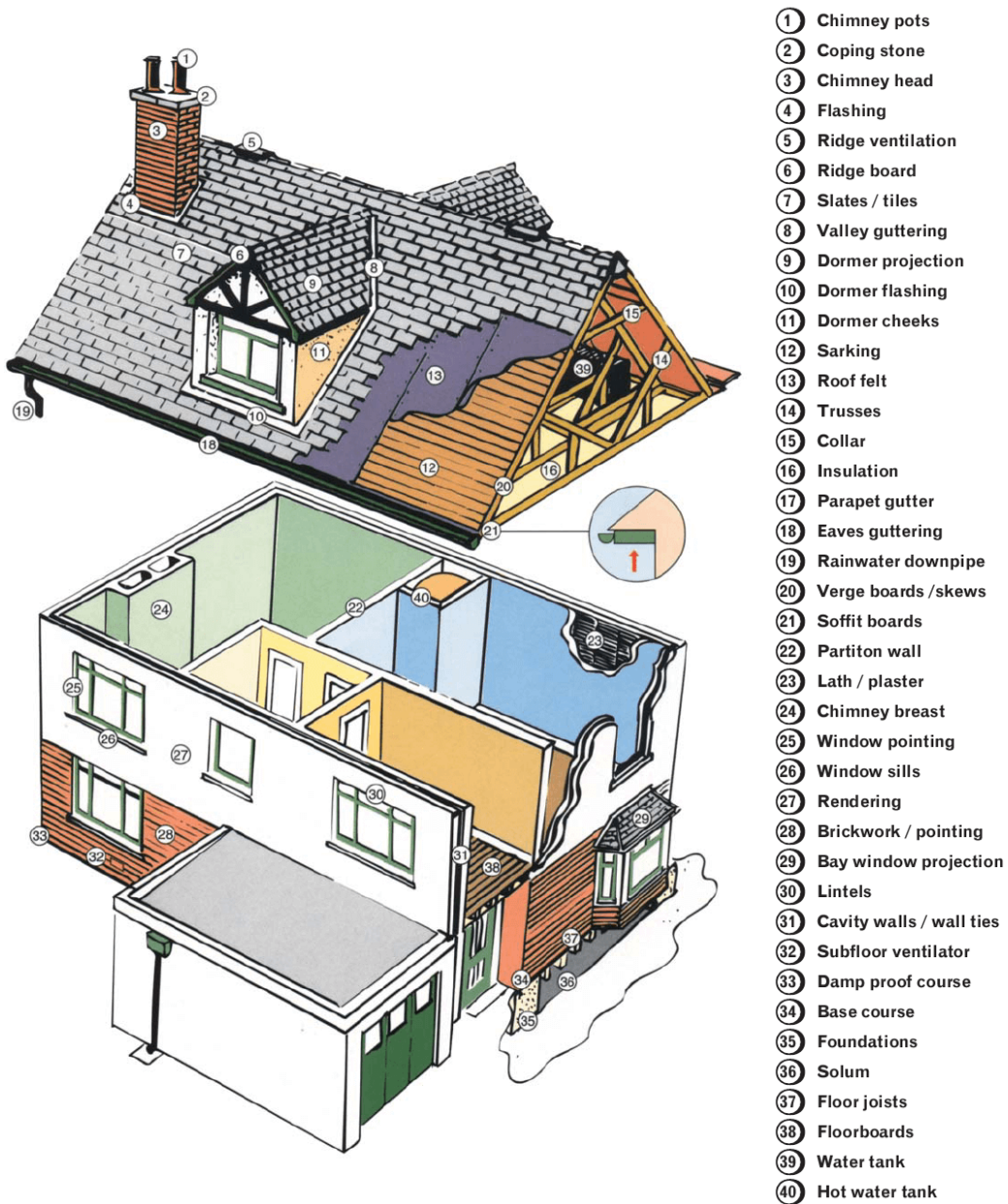
<p>Ceilings</p>	<p>Ceilings to the main bungalow are of plasterboard design throughout, finished in part with a textured coating, together with some timber linings and cladding.</p> <p>Ceilings to the annex appear to be of a plasterboard design.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>Internal walls to the main bungalow are both plastered hard and plasterboard lined.</p> <p>Internal walls to the annex appear to be plasterboard lined.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<p>Floors including sub floors</p>	<p>Flooring to the main building is predominately of a suspended timber design, with solid section noted in and around the kitchen area.</p> <p>All floors were overlaid in fixed coverings and no sub floor inspections were available.</p> <p>Floors to the annex appears to be of suspended timber/similar design, overlaid in a mixture of fixed coverings. No sub floor inspections were available.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Internal joinery and door surrounds to the main bungalow are mainly of a traditional timber design, part painted and part glazed.</p> <p>Kitchen fittings comprise a traditional range of wall and base mounted units incorporating a colour co-ordinated sink and range cooker.</p> <p>No comment can be made that internal glazing panels are of toughened or safety glass.</p> <p>Internal joinery to the annex is mainly of a replacement timber design, incorporating a recently installed range of wall and base mounted kitchen units, incorporating a stainless steel sink. Some older style doors also exist.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>

<p>Chimney breasts and fireplaces</p>	<p>There appears to be an open coal/similar fireplace within the lounge area - no tests were carried out.</p> <p>Again, a range cooker exists in the bungalow kitchen. The specification of this appliance should be checked.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
<p>Internal decorations</p>	<p>Paper, emulsion and tile finishes to the main building.</p> <p>Traditional paint and tile finishes to the annex.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>There are no cellars pertaining to the subjects.</p>
<p>Electricity</p>	<p>Mains electricity supply to the main building.</p> <p>The electrical installation incorporates circuit breaker fuses and where visible exposed wiring is encased in PVC connected to 13 amp power points.</p> <p>Mains electricity supply to the annex.</p> <p>The electrical installation incorporates circuit breaker fuses and where visible exposed wiring is encased in PVC connected to 13 amp power points.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p>
<p>Gas</p>	<p>No connection.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Mains water supply.</p> <p>Plumbing where visible is of copper and PVC style.</p> <p>Sanitary fittings to the bathroom incorporates a contemporary and recently installed range of WC, wash hand basin, bath and shower compartment.</p> <p>Sanitary fittings to the annex shower room incorporate a contemporary shower compartment, WC and wash hand basin.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>

<p>Heating and hot water</p>	<p>Space heating to the main building is provided via an air source heat pump, located externally. This serves a range of radiators to the main apartments.</p> <p>Hot water is provided via a factory insulated large cylinder contained within a kitchen cupboard.</p> <p>Space heating to the annex is provided via an oil fired system serving a recently installed floor mounted combination boiler. This serves water filled radiators to the main apartments and provides hot water.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
<p>Drainage</p>	<p>We understand drainage is to a private septic tank, contained within subjects grounds. This should be accurately confirmed, together with access rights of way for maintenance.</p> <p>It should be confirmed that annex is also connected.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>
<p>Fire, smoke and burglar alarms</p>	<p>A number of ceiling mounted smoke detectors were noted.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>

<p>Any additional limits to inspection</p>	<p>We have not inspected all workshop areas or outbuilding structures, and some were locked.</p> <p>We have not checked all boundaries, nor walked the entirety of grounds. Some locked gates and fences prevented inspection.</p> <p>We have not inspected the burn/water course area.</p> <p>Stored items within the dwelling and outbuildings restricted our inspections accordingly.</p> <p>Attic spaces over workshop and stable block were not accessible due to height restrictions.</p> <p>No access was gained above ceiling linings or behind fixed timber goods or sanitary ware.</p> <p>We have not tested all window/doors and associated handles to avoid excessive physical contact.</p> <p>We have not tested any elements of the electrical, heating and plumbing system and it would be prudent to do so prior to purchase.</p> <p>No furniture, fixtures/fittings or breakable items were moved during the course of our inspection. It would be prudent to check behind/under prior to purchase.</p> <p>Due to ever changing climate conditions, it would therefore be prudent to conduct appropriate background checks with regard to potential flood risks in and around the area, by reference to SEPA flood map/similar.</p> <p>Potential purchasers should satisfy themselves with regard to Fire Safety regulations and fire escape arrangements pertaining to the subject property, prior to purchase.</p> <p><i>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</i></p> <p><i>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</i></p>
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Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	<p>The bungalow and annex displays a degree of settlement/movement, reflected in the form of some minor external masonry distortion, together with some off plumb internal door arrangements. On the basis of a single inspection this would appear to be non-progressive.</p> <p>External structures also incorporate settlement/movement, which is assumed to be non progressive.</p>

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>Within both main bungalow and annex, some pockets of mid range moisture readings were obtained at lower wall linings, including around range cooker. It is appreciated that solid flooring can allow a degree of moisture transfer. Monitor overtime.</p> <p>Scattered woodworm boreholes were evident, particularly within bungalow attic space. In the absence of valid guarantees for previous treatment works, further advice should be obtained via a specialist.</p> <p>Woodworm noted to some parts of the majority of outbuilding structures.</p>

Chimney stacks	
Repair category:	2
Notes:	<p>Chimneys to both the bungalow and annex display weathering and wear and tear, together with some worn mortar joints.</p> <p>Routine maintenance expenditures should be anticipated, naturally increasing overtime.</p>

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.

Roofing including roof space

Repair category:	2
Notes:	<p>Roof tiling over both original bungalow and annex display weathering and wear and tear, together with some loose, slipped and cracked tiles.</p> <p>Current maintenance and repair is therefore required.</p>

Rainwater fittings

Repair category:	1
Notes:	<p>General wear and tear noted to joints and junctions, together with some areas of dripping pipework. These areas should be checked during periods of adverse weather and repaired as necessary thereafter.</p> <p>We were unable to check all rainwater fittings.</p>

Main walls

Repair category:	2
Notes:	<p>Main bungalow outer walls were found to be neat and tidy, with a degree of weathering and wear and tear noted. Pockets of slightly loose roughcast were noted, together with some rust action to sub structure brickwork. Routine maintenance expenditures should be anticipated.</p> <p>Some loose, cracked and bossed render was noted to the annex, and therefore a degree of current maintenance/repair is required.</p>

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.

Windows, external doors and joinery

Repair category:	2
Notes:	<p>Windows to the main bungalow are generally of a modern design and appear to be mainly in satisfactory operational condition. Some stiff handles and hinges were however noted.</p> <p>Main entrance doors to the main building are of traditional timber, displaying weathering and wear and tear.</p> <p>No comment can be made that internal glazing panels are of toughened or safety glass.</p> <p>Windows to the annex were noted to be older style timber framed window units displaying high levels of wear and tear. Small number of window units appear to have misted and may require upgrade/replacement.</p>

External decorations

Repair category:	1
Notes:	Weathering and wear and tear noted to both the main bungalow and annex. Routine redecoration will be required from time to time.


Conservatories / porches

Repair category:	
Notes:	No conservatories or porches.

Communal areas

Repair category:	
Notes:	No internal communal circulation areas.

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.

Garages and permanent outbuildings	
Repair category:	
Notes:	<p>The external outbuildings, garage and workshop structures are of mixed age, quality and style.</p> <p>Garage/Workshop - external and internal wear and tear noted throughout. Older style window units, joinery and sanitary ware noted. It is appreciated that the roller vehicular door is of modern design. Asbestos components should only be handled by licensed contractors.</p> <p>Attached outbuilding/office areas - as workshop.</p> <p>External workshop/self contained business units - high levels of external and internal wear and tear were noted. Corrosion was evident to some metal goods. Defective rainwater fittings were noted. Areas of defective render were noted. Joinery, plaster and window wear and tear and localised damage also noted.</p> <p>Stable/office block - general plaster, joinery and building fabric wear and tear noted throughout. Some loose, cracked and misaligned roof tiles were noted, which require repair. Evidence of penetrating dampness was noted at various locations, predominately within the entrance store area and stairwell. investigate and repair as necessary.</p> <p>In general terms workshop, stable and outbuilding/units require both current maintenance and repair and increasing levels of routine maintenance and occasional repair.</p> <p>It would be prudent to obtain cost estimates in this regard. Again, we would highlight that asbestos components should only be handled by licensed contractors and potential purchaser may wish to instruct a specialist survey.</p> <p>Services are of mixed age, and some older style electrical installation and components exist. Further advice should also be obtained via a reputable and qualified electrician.</p> <p>These structures should be checked prior to purchase, both external and internally.</p>

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.

Outside areas and boundaries

Repair category:

2

Notes:

Grounds to front/west elevation surrounding the bungalow and outbuildings were found to be generally neat and tidy, well presented around the main bungalow and annex.

Pockets of frost action, wear and tear and localised misalignment evident to masonry boundaries, which should be checked and maintained/repared as necessary.

Pockets of frost action were noted to tarmac and hardstandings underfoot.

A number of mature trees exist and these will require to be tended as necessary and will occasionally require professional advice/treatment.

We have not inspected the entirety of boundary fencing/walling thereafter, and it is important that these are maintained in a secure condition, and checked on a regular basis.

Ceilings

Repair category:

2

Notes:

General wear and tear noted to plasterwork ceilings, together with an area of stained and cracked plasterwork, to the main bungalow, within a bedroom. Investigate and repair as necessary. Repair/re-plaster.

On occasion textured coating can contain asbestos components and should be handled with care.

Plasterwork within the annex appears to have been reapplied in recent times.

Internal walls

Repair category:

1

Notes:

General plaster wear and tear noted in places to the main bungalow and annex.

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.

Floors including sub-floors	
Repair category:	1
Notes:	<p>Floors appear to be adequately supported and generally level, where weight tested at random locations.</p> <p>Wear and tear noted to kitchen/porch/vestibule floor tiling, some of which is of a vinyl design. On occasion vinyl floor tiles can contain asbestos components and should be handled with care if disturbing.</p>


Internal joinery and kitchen fittings	
Repair category:	2
Notes:	<p>Older style traditional joinery items noted, to the main bungalow, some of which display a degree of user wear and tear. Some slightly worn kitchen units were noted.</p> <p>Mainly replacement joinery and kitchen items noted to the annex, some of which display light user wear and tear.</p>

Chimney breasts and fireplaces	
Repair category:	1
Notes:	<p>Moisture meter readings taken to accessible chimney breast areas proved within a tolerable limit where tested.</p> <p>The coal fire will require to be swept/serviced from time to time.</p> <p>Range cooker will also require servicing from time to time.</p>


Internal decorations	
Repair category:	1
Notes:	<p>Although generally well presented, some faded decorative items were noted to the main bungalow, together with stained ceiling within a bedroom. A degree of selective redecoration may therefore be required.</p> <p>Decoration within the annex area was found to be fresh.</p>

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.

Cellars	
Repair category:	
Notes:	There are no cellars pertaining to the subjects.

Electricity	
Repair category:	
Notes:	It is recommended that electrical systems are checked and tested every five years to keep up to date with current safety requirements. No evidence is available to confirm recent testing or servicing. Failure to test the service regularly increases safety risks. Ideally a current test certificate should be made available.

Gas	
Repair category:	
Notes:	No connection. It should be confirmed that the oil tank is located within an appropriate position.

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	We would highlight that sanitary fittings to the bathroom, within the main bungalow are of good, modern and neat and tidy condition, having been installed in recent times. Stain on a ceiling within a bedroom may be caused via plumbing equipment above. Therefore this should be checked and repaired/tightened as necessary. Recently installed sanitary fittings noted to annex area, within the limitations of our inspection.

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.

Heating and hot water

Repair category:

2

Notes:

Recently installed central heating system noted to the main bungalow, any supporting service/warranty documentation should be made available.

It was noted that positive moisture readings exist to a valve at floor level, within a bedroom, of the bungalow. We have not tested all elements of the heating system. It would be prudent to investigate and tightened/repair pipework at this area as necessary.

The annex central heating boiler is also of modern design, having been recently installed. Any supporting service/warranty documentation should be made available.

We would highlight that corrosion was evident to some radiators within the annex. These may require to be painted/treated.

Drainage

Repair category:

1

Notes:

It should be confirmed that appropriate SEPA/similar consents exist and that maintenance rights of way are available. The system will require ongoing maintenance from time to time.

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

We understand most recent extension/alteration was carried out to the main bungalow around 1982. It should be confirmed that all necessary Local Authority permissions, warrants and consents were obtained at the time.

Confirm ownership of photovoltaic roof panels and specification/tariff arrangements, with supporting documentation made available for transfer.

Confirm the exact extent of boundaries, acreage and rights of way by reference to title deeds.

Our valuation has been prepared on a full residential basis, with no business element.

Potential purchasers should conduct background enquires with the Local Authority, with regard to any restrictions on usage of land and associated outbuildings.

Part of the acreage is designated as being at risk of river and surface water flooding. We are unaware of recent events in this regard, and it should be confirmed that appropriate building and consents insurance is in place.

Again the property incorporates acreage on separate site, understood to be on same title.

A detached annex structure also exists, which we understand has been refurbished in recent times. Further information is available via vendor.

The property is in an area of known past Coal Mining activity and it would be prudent to obtain a report in this regard prior to purchase.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Again, potential purchasers should investigate ground conditions and field drainage.

Individual lenders have differing criteria for properties with acreage, annexe and workshop/outbuildings. Proof of funding should be confirmed prior to an offer to purchase.

The insurance reinstatement figure provided is a guide figure only, for basic reconstruction purposes. It is important that specialist advice is sought to ensure appropriate coverage is in place.

Estimated re-instatement cost (£) for insurance purposes

1,850,000

One million eight hundred and fifty thousand pounds. Guide figure only for basic reconstruction purposes. Specialist advice should be sought to ensure appropriate coverage is in place.

Valuation (£) and market comments

460,000

Taking current market conditions into account together with points detailed within our report we are of the opinion that the current market value of the heritable property is fairly stated in the capital sum of FOUR HUNDRED AND SIXTY THOUSAND POUNDS.

Report author:	Nick Davis, MSc MRICS
Company name:	Kilmarnock - Allied Surveyors Scotland Ltd
Address:	91 John Finnie Street Kilmarnock KA1 1BG
Signed:	Electronically Signed: 279720-7e8020c8-175a
Date of report:	28/02/2025

PART 2.

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	11 Greenhill Holding Kilmarnock KA2 0DX	Client: Mrs. Jane Dunlop Tenure: Ownership
Date of Inspection:	28/02/2025	Reference: MA/0695

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0 LOCATION

The subjects are situated within a semi rural position, set just outside the periphery of Kilmarnock town centre, where surrounding properties are of agricultural, residential and partly commercial nature.

The property is accessed via a "B" road.

The property is located close to Crosshouse hospital.

Most local amenities and transport links are readily available within a short drive.

2.0	DESCRIPTION	2.1 Age:	Originally constructed around 1930, with extensions carried out within approximately 1982.
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The subjects comprise a detached bungalow, with self contained annex, garage/workshop/stable block/outbuildings and an office, set within approximately 12 acres of land.

3.0 CONSTRUCTION

The main outer walls appear to be of traditional brick cavity design, roughcast externally, incorporating decorative blockwork finishes. Extension outer walls also appear to be of a cavity brick and blockwork design, of more modern style, again roughcast externally. The main roof is hip pitched, timber framed and overlaid with areas of clay tiles.

A detached annex structure appears to be of a solid brick design, with a pitched, timber framed and clay tile roof covering.

4.0 ACCOMMODATION

Main bungalow: Entrance porch, hallway, lounge, inner hallway, three bedrooms, breakfasting kitchen, rear vestibule and family bathroom with WC.

Annex: Entrance hall, lounge/bedroom, kitchen and shower room with WC.

5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	No connection	Drainage:	Private septic tank.
Central Heating:	Air source heat pump to main bungalow. Oil fired central heating system to annex.						
6.0	OUTBUILDINGS						
Garage:	Double garage/workshop.						
Others:	Workshops, offices, stable block and general mixed style outbuildings.						
7.0	<p>GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i></p>						

In general terms the subjects have been adequately maintained with regards to age and style. Points noted are considered commensurate with a property of this age and type capable of remedy in the course of routine maintenance.

A degree of weathering and wear and tear noted to the main bungalow and annex structure and current maintenance/repair is required.

The bungalow and annex appear to have been maintained overtime.

Annex was found to be in good internal order, incorporating modern fittings.

Some older style joinery and fittings were noted within the main bungalow.

Main bungalow incorporates a recently installed heating system and bathroom suite.

The external outbuildings, garage and workshop structures are of mixed age, quality and style.

Workshop - external and internal wear and tear noted throughout. Older style window units, joinery and sanitary ware noted. It is appreciated that the roller vehicular door is of modern design. Asbestos components should only be handled by licensed contractors.

Attached outbuilding/office areas - as workshop.

External workshop/self contained business units - high levels of external and internal wear and tear were noted. Corrosion was evident to some metal goods. Defective rainwater fittings were noted. Areas of defective render were noted. Joinery, plaster and window wear and tear and localised damage also noted.

Stable/office block - general plaster, joinery and building fabric wear and tear noted throughout. Some loose, cracked and misaligned roof tiles were noted, which require repair. Evidence of penetrating dampness was noted at various locations, predominately within the entrance store area and stairwell. Investigate and repair as necessary.

In general terms workshop, stable and outbuilding/units require both current maintenance and repair and increasing levels of routine maintenance and occasional repair.

It would be prudent to obtain cost estimates in this regard. Again, we would highlight that asbestos components should only be handled by licensed contractors and potential purchaser may wish to instruct a specialist survey.

Services are of mixed age, and some older style electrical installation and components exist. Further advice should also be obtained via a reputable and qualified electrician.

These structures should be checked prior to purchase, both external and internally.

Grounds surrounding the bungalow and outbuildings were found to be generally neat and tidy, well presented around the main bungalow and annex.

Pockets of frost action, wear and tear and localised misalignment evident to masonry boundaries, which should be checked and maintained/repared as necessary.

Pockets of frost action were noted to tarmac and hardstandings underfoot.

A number of mature trees and these will require to be tended as necessary and will occasionally require professional advice/treatment.

We have not inspected the entirety of boundary fencing/walling thereafter, and it is important that these are maintained in a secure condition, and checked on a regular basis.

8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>
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Repairs are required to external stable/office block and workshop/outbuildings. Cost estimates should be obtained and these should be prioritised and actioned accordingly.

8.1 Retention recommended:		Subject to estimates			
9.0	ROADS & FOOTPATHS				
Made up at public highway, with private access roadways - confirm.					
10.0	BUILDINGS INSURANCE (£):	1,850,000 (Guide figure only for basic reconstruction purposes. Specialist advice should be sought to ensure appropriate coverage is in place)	GROSS EXTERNAL FLOOR AREA	203 combined bungalow and annex only.	Square metres
<p><i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i></p>					
11.0	GENERAL REMARKS				
<p>We understand most recent extension/alteration was carried out to the main bungalow around 1982. It should be confirmed that all necessary Local Authority permissions, warrants and consents were obtained at the time.</p> <p>Confirm ownership of photovoltaic roof panels and specification/tariff arrangements, with supporting documentation made available for transfer.</p> <p>Confirm the exact extent of boundaries, acreage and rights of way by reference to title deeds.</p> <p>Our valuation has been prepared on a full residential basis, with no business element.</p> <p>Potential purchasers should conduct background enquires with the Local Authority, with regard to any restrictions on usage of land and associated outbuildings.</p> <p>Part of the acreage is designated as being at risk of river and surface water flooding. We are unaware of recent events in this regard, and it should be confirmed that appropriate building and consents insurance is in place.</p> <p>Again the property incorporates acreage on separate site, understood to be on same title.</p> <p>A detached annex structure also exists, which we understand has been refurbished in recent times. Further information is available via vendor.</p> <p>The property is in an area of known past Coal Mining activity and it would be prudent to obtain a report in this regard prior to purchase.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>Again, potential purchasers should investigate ground conditions and field drainage.</p> <p>Individual lenders have differing criteria for properties with acreage, annexe and workshop/outbuildings. Proof of funding should be confirmed prior to an offer to purchase.</p> <p>The insurance reinstatement figure provided is a guide figure only, for basic reconstruction purposes. It is important that specialist advice is sought to ensure appropriate coverage is in place.</p>					

12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	Market Value in present condition (£):	460,000	Four hundred and sixty thousand pounds
12.2	Market Value on completion of essential works (£):	n/a	
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	28/02/2025	
Signature:		Electronically Signed: 279720-7e8020c8-175a	
Surveyor:	Nick Davis	MSc MRICS	Date: 28/02/2025
Kilmarnock - Allied Surveyors Scotland Ltd			
Office:	91 John Finnie Street Kilmarnock KA1 1BG	Tel: 01563 572 341 Fax: email: kilmarnock@alliedsurveyorsscotland.com	

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	11 Greenhill Holding Kilmarnock KA2 0DX
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Customer	Mrs. Jane Dunlop
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Customer address	11 Greenhill Holding Kilmarnock KA2 0DX
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Prepared by	Nick Davis, MSc MRICS Kilmarnock - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

GREENHILL HOLDINGS, 11, KNOCKENTIBER, KILMARNOCK, KA2 0DX

Dwelling type: Detached bungalow
Date of assessment: 28 February 2025
Date of certificate: 02 March 2025
Total floor area: 203 m²
Primary Energy Indicator: 179 kWh/m²/year

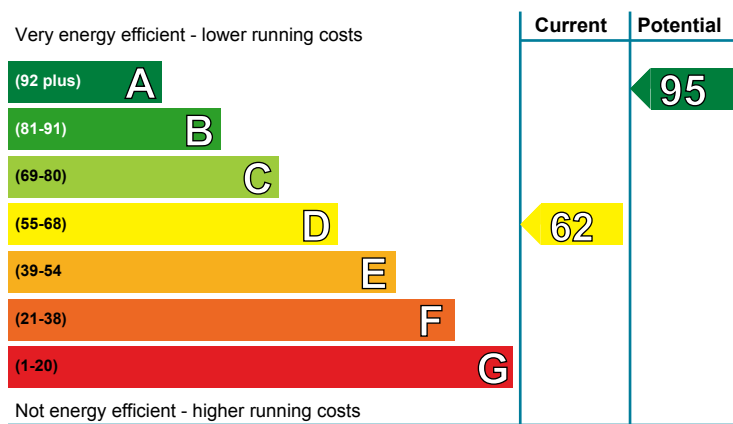
Reference number: 2288-1006-9202-6325-9204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, radiators, electric

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£11,292	See your recommendations report for more information
Over 3 years you could save*	£4,683	

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

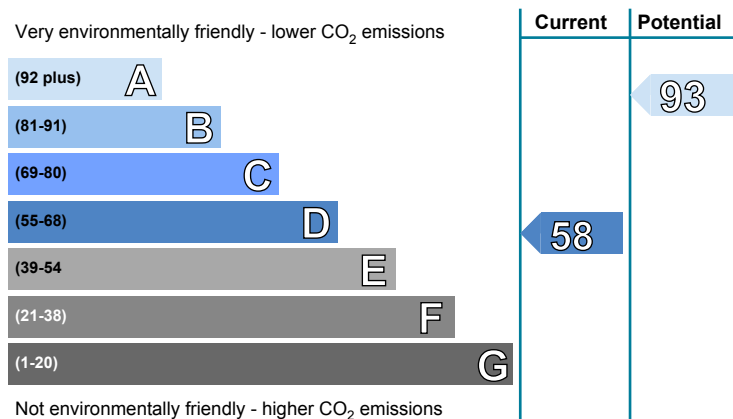


Energy Efficiency Rating

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 D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (58)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£1413.00
2 Internal or external wall insulation	£4,000 - £14,000	£762.00
3 Floor insulation (suspended floor)	£800 - £1,200	£1380.00

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	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★★☆	★★★★☆
	Solid brick, as built, partial insulation (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
	Pitched, limited insulation (assumed)	★★☆☆☆	★★☆☆☆
	Pitched, 100 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Air source heat pump, radiators, electric	★★★★☆	★★★★★
	Boiler and radiators, oil	★★★★☆	★★★★☆
Main heating controls	Programmer and room thermostat	★★★★☆	★★★★☆
	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	Room heaters, coal	—	—
Hot water	From main system	★★☆☆☆	★★★★☆
Lighting	Low energy lighting in 79% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 39 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 7.9 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 6.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.












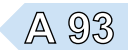
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£9,345 over 3 years	£5,193 over 3 years	
Hot water	£1,404 over 3 years	£873 over 3 years	
Lighting	£543 over 3 years	£543 over 3 years	
Totals	£11,292	£6,609	

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	£500 - £1,500	£471		
2 Internal or external wall insulation	£4,000 - £14,000	£254		
3 Floor insulation (suspended floor)	£800 - £1,200	£460		
4 Time and temperature zone control	£350 - £450	£209		
5 Solar water heating	£4,000 - £6,000	£166		
6 Wind turbine	£15,000 - £25,000	£865		

Alternative measures

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

- External insulation with cavity wall insulation

Choosing the right improvement package

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

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

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

1 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).

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

4 Heating controls (time and temperature zone control)

The heating system controls should be improved so that both the temperature and time of heating can be set differently in separate areas of your house; this will reduce the amount of energy used and lower fuel bills. For example, it is possible to have cooler temperatures in the bedrooms than in the living room provided internal doors are kept closed, and to have a longer heating period for the living room. 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.

5 Solar water heating

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

6 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present:

- Air source heat pump
- Solar photovoltaics

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)	41,033	(3,237)	(5,784)	(3,392)
Water heating (kWh per year)	3,340			

Addendum

About this document

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

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

Assessor's name:	Mr. Nicholas Davis
Assessor membership number:	EES/022444
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	91 John Finnie Street Kilmarnock KA1 1BG
Phone number:	01563 572341
Email address:	kilmarnock@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address: 11, GREENHILL HOLDINGS,
BY KILMARNOCK
KA2 0DX

Seller/s: *Jane L. Dunlop*

Completion date of Property Questionnaire:

Property Questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1	Length of ownership	
	How long have you owned the property?	79 yrs.
2	Council Tax	
	Which Council tax band is your property in?	
3	Parking (tick all applicable)	
	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Allocated Parking Space <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Shared Parking <input type="checkbox"/> On Street <input type="checkbox"/> Resident Permit <input type="checkbox"/> Metered Parking <input type="checkbox"/> Other (Please specify) <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	
4	Conservation area	
	Is your property in a designated Conservation area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes
		No
		Unknown

Property Questionnaire

5 Listed buildings							
<p>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)?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Yes</td><td style="width: 20px;"></td></tr> <tr><td style="padding: 2px;">No</td><td style="text-align: center; vertical-align: middle;">✓</td></tr> <tr><td style="padding: 2px;">Unknown</td><td></td></tr> </table>	Yes		No	✓	Unknown	
Yes							
No	✓						
Unknown							
6 Alterations/additions/extensions							
<p>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)?</p> <p><u>If you have answered Yes</u>, please describe below the changes which you have made:</p> <p style="margin-left: 20px;"><i>KITCHEN EXTENDED, PORCH ADDED TO B/DOOR, HALL & PORCH TO FLOOR BATHROOM, BACK HALL & LARGE BEDROOM</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Yes</td><td style="text-align: center; vertical-align: middle;">✓</td></tr> <tr><td style="padding: 2px;">No</td><td></td></tr> <tr><td style="padding: 2px;">Unknown</td><td></td></tr> </table>	Yes	✓	No		Unknown	
Yes	✓						
No							
Unknown							
<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p><u>If you do not have the documents yourself</u>, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Yes</td><td style="text-align: center; vertical-align: middle;">✓</td></tr> <tr><td style="padding: 2px;">No</td><td></td></tr> <tr><td style="padding: 2px;">Unknown</td><td></td></tr> </table>	Yes	✓	No		Unknown	
Yes	✓						
No							
Unknown							
<p>b Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered Yes</u>, please answer the 3 questions below:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Yes</td><td style="text-align: center; vertical-align: middle;">✓</td></tr> <tr><td style="padding: 2px;">No</td><td></td></tr> <tr><td style="padding: 2px;">Unknown</td><td></td></tr> </table>	Yes	✓	No		Unknown	
Yes	✓						
No							
Unknown							
<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Yes</td><td></td></tr> <tr><td style="padding: 2px;">No</td><td style="text-align: center; vertical-align: middle;">✓</td></tr> <tr><td style="padding: 2px;">Unknown</td><td></td></tr> </table>	Yes		No	✓	Unknown	
Yes							
No	✓						
Unknown							
<p>(ii) Did this work involve any changes to the window or door openings?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Yes</td><td></td></tr> <tr><td style="padding: 2px;">No</td><td style="text-align: center; vertical-align: middle;">✓</td></tr> <tr><td style="padding: 2px;">Unknown</td><td></td></tr> </table>	Yes		No	✓	Unknown	
Yes							
No	✓						
Unknown							
<p>(iii) Please describe the changes made to the windows, doors, or patio doors (with approximate dates when the work was completed):</p> <p style="margin-left: 20px;"><i>PATIO DOORS RENEWED ? 4 YEARS AGO.</i></p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>							

Property Questionnaire

7	Central heating		
a	<p>Is there a central heating system in your property?</p> <p>(Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom/s, the hall and the bathroom)</p> <p>If you have answered Yes or Partial – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas, warm air).</p> <p>If you have answered Yes, please answer the 3 questions below:</p>	<p>Yes</p> <p>No</p> <p>Partial</p> <p>Unknown</p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
(i)	<p>When was your central heating system or partial central heating system installed?</p> <p style="text-align: right;"><i>JUNE 20 2018</i></p>		
(ii)	<p>Do you have a maintenance contract for the central heating system?</p> <p>If yes, please give details of the company with which you have a maintenance contract:</p> <p style="text-align: center;"><i>INSURANCE COVER FOR 2 YRS IMPACT ENERGY, LIVERPOOL INSTALLED HEAT PUMP, SOLAR PANELS</i></p>	<p>Yes</p> <p>No</p> <p>Unknown</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
(iii)	<p>When was your maintenance agreement last renewed? (please provide the month and year)</p>		
8	Energy Performance Certificate		
	<p>Does your property have an Energy Performance Certificate which is less than 10 years old? (PLEASE NOTE: Please tick 'YES' as the surveyor will complete this at the time of inspection)</p>	Yes	<input checked="" type="checkbox"/>
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>	<p>Yes</p> <p>No</p> <p>Unknown</p> <p>Yes</p> <p>No</p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
b	<p>Are you aware of the existence of asbestos in your property?</p> <p>If you have answered Yes, please give details:</p> <p style="text-align: center;"><i>? ASBESTOS (GARAGE ROOF)</i></p>	<p>Yes</p> <p>No</p> <p>Unknown</p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Property Questionnaire

10 Services								
a	Please tick which services are connected to your property and give details of the supplier							
Services	Connected	Supplier						
Gas or liquid petroleum gas	<input type="checkbox"/>							
Water mains or private water supply	✓	SCOTTISH WATER						
Electricity	✓	SCOTTISH POWER						
Mains drainage	✓							
Telephone	✓							
Cable TV or satellite	<input type="checkbox"/>							
Broadband	<input type="checkbox"/>							
b	Is there a septic tank system at your property?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Yes</td> <td style="width: 30%; text-align: center;">✓</td> </tr> <tr> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Unknown</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	✓	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Yes	✓							
No	<input type="checkbox"/>							
Unknown	<input type="checkbox"/>							
	If you have answered Yes, please answer the 2 questions below:							
(i)	Do you have appropriate consents for the discharge from your septic tank? <i>AWAITING REG, FROM SEPA</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Yes</td> <td style="width: 30%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Unknown</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Yes	<input type="checkbox"/>							
No	<input type="checkbox"/>							
Unknown	<input type="checkbox"/>							
(ii)	Do you have a maintenance contract for your septic tank? If you have answered Yes, please give details of the company with which you have a maintenance contract: <i>NOT AWARE OF CONTRACT. BOWIE, KILMARNOCK EMPTIES TANK</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Yes</td> <td style="width: 30%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>No</td> <td style="text-align: center;">✓</td> </tr> </table>	Yes	<input type="checkbox"/>	No	✓		
Yes	<input type="checkbox"/>							
No	✓							

Property Questionnaire

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? If you have answered Yes, please give details:	Yes	
		No	✓
		Unknown	
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	Yes	
		No	✓
		Unknown	
		N/A	
c	Has there been any major repair or replacement to any part of the roof during the time you have owned the property?	Yes	
		No	✓
		Unknown	
d	Do you have the right to walk over any of your neighbours' property – for example to put out your rubbish bin or maintain your boundaries? If you have answered Yes, please give details:	Yes	
		No	✓
		Unknown	
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? If you have answered Yes, please give details:	Yes	
		No	✓
		Unknown	
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.) If you have answered Yes, please give details:	Yes	
		No	
		Unknown	✓
12 Charges associated with your property			
a	Is there a factor or property manager for your property? If you have answered Yes, please provide the name and address, and give details of any deposit held and approximate charges:	Yes	
		No	✓
		Unknown	

Property Questionnaire

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

Property Questionnaire

14	Guarantees					
a	Are there any guarantees or warranties for any of the following?					
		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?			Yes		
				No	✓	
				Unknown		
	If you have answered Yes, please give details:					
15 Boundaries						
	So far as you are aware, has any boundary of your property been moved in the last 10 years?			Yes		
				No	✓	
				Unknown		
	If you have answered Yes, please give details?					

Property Questionnaire

16	Notices that affect your property		
In the past 3 years have you ever received notice:			
a	Advising that the owner of a neighbouring property has made a planning application?	Yes	
		No	✓
		Unknown	
b	That affects your property in some other way?	Yes	
		No	✓
		Unknown	
c	That requires you to do any maintenance, repairs or improvements to your property?	Yes	
		No	✓
		Unknown	
If you have answered Yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.			

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

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

Signature(s):

Date: