



# Home Report

4 Main Street  
Leadhills  
Biggar  
South Lanarkshire  
ML12 6XR



**Survey  
Scotland Ltd**

# Energy Report



# Energy Performance Certificate


## Address of dwelling and other details

Police Station 4 Main Street Leadhills Biggar ML12 6XR	Dwelling type: Name of approved organisation: Membership number: Date of certificate: Reference number: Total floor area: Main type of heating and fuel:	Detached bungalow RICS RICS217799 12 November 2009 6990-2011-0120-7109-1913 115 m <sup>2</sup> Boiler and radiators, oil
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## This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	47
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	42
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 332 kWh/m<sup>2</sup> per year

Approximate CO<sub>2</sub> emissions: 65 kg/m<sup>2</sup> per year

## Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

1 Low energy lighting for all fixed outlets

*A full energy report is attached to this certificate*



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

## Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Benjamin Walker  
Company name/trading name: Survey Scotland  
Address: Atlantic Chambers, 45, Hope Street, Glasgow, G2 6AE  
Phone number: 0800 567 7040  
Fax number: 0141 221 4478  
E-mail address: enquiries@surveyscotland.com  
Related party disclosure: 1

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	332 kWh/m <sup>2</sup> per year	326 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.5 tonnes per year	7.4 tonnes per year
Lighting	£105 per year	£58 per year
Heating	£1037 per year	£1051 per year
Hot water	£165 per year	£165 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

### About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

### About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

**Summary of this home's energy performance related features**

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed) Solid brick, as built, insulated (assumed)	Very poor Good	Very poor Good
Roof	Pitched, 100 mm loft insulation	Average	Average
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, oil	Average	Average
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system	Average	Average
Lighting	Low energy lighting in 20% of fixed outlets	Poor	Poor
<b>Current energy efficiency rating</b>		<b>E 45</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>			<b>E 41</b>

**Low and zero carbon energy sources**

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere.

- Biomass secondary heating

### Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
1 Low energy lighting for all fixed outlets	£32	E 47	E 42
<b>Sub-total</b>	<b>£32</b>		
<b>Higher cost measures</b>			
2 Replace boiler with Band A condensing boiler	£84	E 50	E 45
<b>Total</b>	<b>£116</b>		
<b>Potential energy efficiency rating</b>		<b>E 50</b>	
<b>Potential environmental impact (CO<sub>2</sub>) rating</b>			<b>E 45</b>

### Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

3 Solar water heating	£34	E 52	E 46
4 50 mm internal or external wall insulation	£224	D 61	D 55
5 Solar photovoltaic panels, 2.5 kWp	£167	C 70	D 63
6 Wind turbine	£49	C 72	D 66
<b>Enhanced energy efficiency rating</b>		<b>C 72</b>	
<b>Enhanced environmental impact (CO<sub>2</sub>) rating</b>			<b>D 66</b>

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

## About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### Higher cost measures (typically over £500 each)

#### 2 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

## About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

#### 3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available or call 0800 512 012 (Energy Saving Trust). Building regulations may apply to this work.

#### 4 Internal or external wall insulation

Solid 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 and can be installed by a competent DIY enthusiast. 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](http://www.nationalinsulationassociation.org.uk)). It should be noted that planning permission might be required and that building standards may apply to this work.

#### 5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available, or call 0800 512 012

(Energy Saving Trust). Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a suitably qualified electrician.

## **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. The British Wind Energy Association has up-to-date information on suppliers of small-scale wind systems and any grant that may be available, or call 0800 512 012 (Energy Saving Trust). 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 restrictions and/or building regulations may apply and you should check this with the local authority.

## **What can I do today?**

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO<sub>2</sub> emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.

# Single Survey



**Survey  
Scotland Ltd**

# Single Survey

<b>Property address</b>	4 Main Street Leadhills Biggar South Lanarkshire ML12 6XR
<b>Customer</b>	Colette Woods
<b>Customer address</b>	4 Main Street Leadhills Biggar South Lanarkshire ML12 6XR
<b>Prepared by</b>	Benjamin Walker MRICS
<b>Date of Inspection</b>	9 <sup>th</sup> November 2009

# Single Survey

## 1. Information and scope of inspection

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

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

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

<b>Description</b>	Detached bungalow.
<b>Accommodation</b>	Entrance hall, kitchen, lounge, 3 bedrooms, study/4 <sup>th</sup> bedroom, separate WC/shower room and porch.
<b>Gross internal floor area (m<sub>2</sub>)</b>	115 (Including rear conservatory extension).
<b>Neighbourhood and location</b>	The property is situated on the main road in a quiet village location. The surrounding properties are of a varying age and type.
<b>Age</b>	c.1974
<b>Weather</b>	Weather was dry and sunny at the time of inspection.
<b>Chimney Stacks</b>	Not applicable.
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof to main property is a timber framed pitched roof finished with concrete roof tiles. The roof to conservatory extension to rear is a timber framed flat roof finished with felt roof coverings.</p>

# Single Survey

<b>Rainwater fittings</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> The rainwater fittings are uPVC.
<b>Main walls</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> <b>Foundations and concealed parts were not exposed or inspected.</b> The main walls are of solid masonry construction.
<b>Windows, external doors and joinery</b>	<b>Internal and external doors were opened and closed where keys were available.</b> <b>Random windows were opened and closed where possible.</b> <b>Doors and windows were not forced open.</b> The windows are aluminium double glazed casement windows.
<b>External decorations</b>	<b>Visually inspected.</b> Render to external walls and painted timber fascia and soffit boards.
<b>Conservatories / porches</b>	<b>Visually inspected.</b> Conservatory has been constructed to the rear of the property and there is a porch under main roof at front entrance door.
<b>Communal areas</b>	Not applicable.
<b>Garages and permanent outbuildings</b>	None.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> Front enclosed garden comprises; stone chippings, footpath to entrance door and is enclosed by iron railings. Garden area to side provides off-road parking and is made up of an area of stone chippings bounded by a timber fence. Rear garden is mostly laid to lawn with a paved path, path made up of stone chippings, mature trees and garden shed and is bounded by a brick built wall and timber fence. To the side of the property is an oil tank/bund which provides the fuel for central heating system. The property also benefits from private on-street parking to front of property.

# Single Survey

<b>Ceilings</b>	<b>Visually inspected from floor level.</b> Ceilings are plastered.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> The internal walls are of solid masonry construction.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,</b> <b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted “head and shoulders” inspection at the access point.</b> <b>Physical access to the sub floor area may be taken if the Surveyor deems it safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b> The floors are for the most part of suspended timber construction although the floor within porch is of solid concrete construction. Floors are finished with a combination of laminate and vinyl floor coverings.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b> <b>Kitchen units were visually inspected excluding appliances.</b> The doors are flush faced timber doors with timber frames and architraves. Kitchen fittings include a range of wall mounted units and base units with integrated oven and hob.
<b>Chimney breasts and fireplaces</b>	<b>Visually inspected.</b> <b>No testing of the flues or fittings was carried out.</b> Not applicable.
<b>Internal decorations</b>	<b>Visually inspected.</b> Internal decorations comprise; matt paint to woodwork and doors, emulsion paint to walls and woodchip wall paper to ceilings.
<b>Cellars</b>	<b>Visually inspected where there was a safe and purpose-built access.</b> Not applicable.

# Single Survey

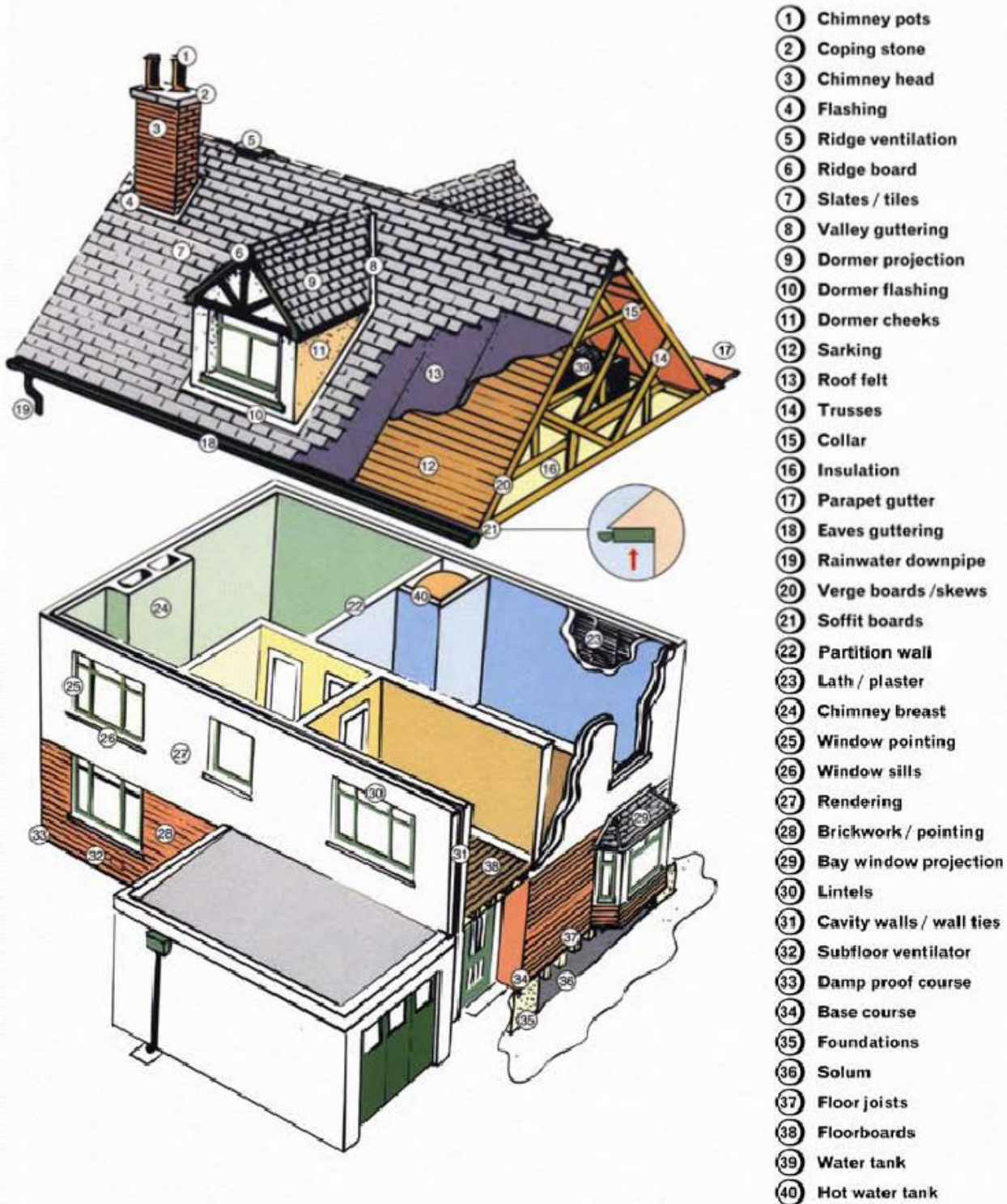
<b>Electricity</b>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</b></p> <p>The property is served by a mains electricity supply.</p>
<b>Gas</b>	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</b></p> <p>No gas supply to property. The property is served by an oil tank.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is served by a mains water supply. Sanitary fittings are white with chrome accessories. There is an electric shower fitted in separate cubicle in the shower room.</p>
<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Heating and hot water is provided by way of oil-fired central heating system.</p>
<b>Drainage</b>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Mains drainage.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains powered smoke detector fitted.</p>

# Single Survey

<b>Any additional limits to inspection</b>	<b>For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b>
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None.

## Sectional Diagram showing elements of a typical house



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

# Single Survey

## 2. Condition

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

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

Structural Movement	
Repair Category	Category 1
Notes	There appears to be no visual signs of structural movement.
Dampness, rot and infestation	
Repair Category	Category 1
Notes	There appears to be no visual signs of dampness, rot or infestation.
Chimney Stacks	
Repair Category	N/A
Notes	Not applicable.
Roofing including roof space	
Repair Category	Category 1
Notes	Roof to both main building and extension appear to be in good condition with no visual sign of defects. Large flue penetrating roof is in good condition.
Rainwater Fittings	
Repair Category	Category 1
Notes	Rain water fittings appear to be in good condition with no visual sign of defects.
Main Walls	
Repair Category	Category 1
Notes	Main walls appear to be in good condition with no visual sign of defects.

# Single Survey

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

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Windows, external doors and joinery appear to be in satisfactory condition although are of an outdated style.

## External decorations

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	External decorations are in a good condition.

## Conservatories/porches

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Conservatory and porch appears to be in good condition with no visual sign of defects.

## Communal areas

<b>Repair Category</b>	<b>N/A</b>
<b>Notes</b>	Not applicable.

## Garages and permanent outbuildings

<b>Repair Category</b>	<b>N/A</b>
<b>Notes</b>	Not applicable.

## Outside areas and boundaries

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Outside areas and boundaries appear to be in good condition with no visual sign of defects.

## Ceilings

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Ceilings appear to be in good condition with no visual sign of defects.

# Single Survey

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.

## Internal Walls

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Internal walls appear to be in good condition with no visual sign of defects.

## Floors including sub-floors

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Floors appear to be for the most part in good condition although some minor works are required to laminate flooring to stop the laminate from bowing. We understand this is in the process of being undertaken.

## Internal joinery and kitchen fittings

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Internal joinery and kitchen fittings appear to be in good condition with no visual sign of defects.

## Chimney breasts and fireplaces

<b>Repair Category</b>	<b>N/A</b>
<b>Notes</b>	Not applicable.

## Internal decorations

<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Internal decorations are in good condition.

## Cellars

<b>Repair Category</b>	<b>N/A</b>
<b>Notes</b>	Not applicable.

## Electricity

<b>Repair Category</b>	-
<b>Notes</b>	Mains electricity. <i>(Not tested.)</i> Periodical safety check and regular maintenance are recommended.

# Single Survey

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.

Gas/Oil	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	The oil tank appears to be in good condition with no visible signs of defects.
Water, plumbing and bathroom fittings	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Mains water. Sanitary installations all appear to be in a good condition.
Heating and hot water	
<b>Repair Category</b>	-
<b>Notes</b>	System was not tested although has been recently installed and is most likely still under guarantee.
Drainage	
<b>Repair Category</b>	-
<b>Notes</b>	Mains drainage. <i>(Not tested.)</i>

# Single Survey

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

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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

# Single Survey

## 3. Accessibility information

### Guidance notes for accessibility information

*Three steps or fewer to a main entrance door of the property:* In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift. *Unrestricted parking within 25 metres:* For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

# Single Survey

## 4. Valuation and conveyance issues

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

### Matters for a solicitor or licensed conveyancer

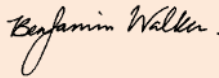
When inspected the property was generally in acceptable condition for its age and type. No essential repairs were noted outstanding however general ongoing maintenance is to be anticipated.

### Estimated reinstatement cost for insurance purposes

Estimated reinstatement cost is £150,000. (One Hundred and Fifty Thousand Pounds).

### Valuations and market comments

In accordance with prevailing market conditions, taking account of our general observations on site, we are of the opinion that the current market value of the subject property in their present condition is £170,000. (One Hundred and Seventy Thousand Pounds).

<b>Signed</b>	
<b>Report author</b>	Benjamin Walker MRICS
<b>Address</b>	Survey Scotland Ltd, Atlantic Chambers, 45 Hope Street, Glasgow, G2 6AE
<b>Date of report</b>	12 <sup>th</sup> November 2009

# Property Questionnaire



**Survey  
Scotland Ltd**

# Property Questionnaire

<b>Property address</b>	The Police Office 4 Main St Leadhills Biggar
<b>Seller(s)</b>	Colette Woods
<b>Completion date of property questionnaire</b>	12 <sup>th</sup> November 2009

# 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)

<b>1.</b>	<b>Length of Ownership</b>	
	How long have you owned the property?	3 years
<b>2.</b>	<b>Council Tax</b>	
	Which Council Tax Band is your property in?	Band C
<b>3.</b>	<b>Parking</b>	
	What are the arrangements for parking at your property?	
	(Please tick all that apply)	
	• Garage	<input type="checkbox"/>
	• Allocated parking space	<input type="checkbox"/>
	• Driveway	<input checked="" 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):	<input type="text"/>
<b>4.</b>	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes

# Property Questionnaire

<b>5.</b>	<b>Listed Buildings</b>	
	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)?	No
<b>6.</b>	<b>Alterations/additions/extensions</b>	
<b>a.</b>	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?  <u>If you have answered yes</u> , please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?  <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.  If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	No
<b>b.</b>	Have you had replacement windows, doors, patio doors or double glazing installed in your property?  <u>If you have answered yes</u> , please answer the three questions below:	Yes
	(i) Were the replacements the same shape and type as the ones you replaced?	No
	(ii) Did this work involve any changes to the window or door openings?	Yes
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  <i>From the window into patio doors.</i>  Please give any guarantees which you received for this work to your solicitor or estate agent.	



# 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	No	
Water mains or private water supply	Yes	
Electricity	Yes	Scottish Power
Mains Drainage	Yes	
Telephone	No	
Cable TV or satellite	No	
Broadband	No	

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

No

If you have answered yes, please answer the two questions below:

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

-

(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:

# Property Questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	No
d.	<p>Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	No

# Property Questionnaire

<b>12.</b>	<b>Charges associated with your property</b>	
<b>a.</b>	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	No
<b>b.</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>	No  -
<b>c.</b>	<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>	
<b>13.</b>	<b>Specialist Works</b>	
<b>a.</b>	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	No
<b>b.</b>	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No

# Property Questionnaire

<p><b>c.</b></p>	<p>If you have answered <u>yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>If you have answered <u>yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>						<p>-</p>
<p><b>14. Guarantees</b></p>							
<p><b>a.</b> Are there any guarantees or warranties for any of the following:</p>							
<p><b>(i)</b></p>	<p>Electrical Work</p>	<p><b>No</b></p>	<p>Yes</p>	<p>Don't know</p>	<p>With title deeds</p>	<p>Lost</p>	
<p><b>(ii)</b></p>	<p>Roofing</p>	<p><b>No</b></p>	<p>Yes</p>	<p>Don't know</p>	<p>With title deeds</p>	<p>Lost</p>	
<p><b>(iii)</b></p>	<p>Central Heating</p>	<p><b>No</b></p>	<p>Yes</p>	<p>Don't know</p>	<p>With title deeds</p>	<p>Lost</p>	
<p><b>(iv)</b></p>	<p>National House Building Council (NHBC)</p>	<p><b>No</b></p>	<p>Yes</p>	<p>Don't know</p>	<p>With title deeds</p>	<p>Lost</p>	
<p><b>(v)</b></p>	<p>Damp Course</p>	<p><b>No</b></p>	<p>Yes</p>	<p>Don't know</p>	<p>With title deeds</p>	<p>Lost</p>	
<p><b>(vi)</b></p>	<p>Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)</p>	<p><b>No</b></p>	<p>Yes</p>	<p>Don't know</p>	<p>With title deeds</p>	<p>Lost</p>	
<p><b>b.</b> If you have answered '<u>yes</u>' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p>							
<p><b>c.</b></p>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you have answered <u>yes</u>, please give details:</p>						<p>No</p>

# Property Questionnaire

<b>15.</b>	<b>Boundaries</b>	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?  <u>If you have answered yes</u> , please give details:	No
<b>16.</b>	<b>Notices that affect your property</b>	
	In the past three years have you ever received a notice:	
<b>a.</b>	advising that the owner of a neighbouring property has made a planning application?	No
<b>b.</b>	that affects your property in some other way?	No
<b>c.</b>	that requires you to do any maintenance, repairs or improvements to your property?	No
	<u>If you have answered yes to any of a–c above</u> , 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: \_\_\_\_\_



# Survey Scotland Ltd

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