

Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The chimney heads are rendered masonry and stone construction.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p> <p>Our inspection of the roof was restricted due to the height of the roof covering above ground level.</p> <p>The flat roof was only partially visible at the time of inspection.</p> <p>No access was available to the roof space from within the property.</p> <p>The roof is of pitched design being overlaid with natural slates.</p> <p>The dormers are of timber frame design incorporating flat felt coverings.</p> <p>FLAT ROOF:</p> <p>There is a flat felt central platform roof covering.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>The gutters and downpipes are of cast-iron construction.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of solid stone construction finished in stone externally.</p>

<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>The windows are of timber frame design incorporating single glazed units.</p> <p>The door is of timber framed design.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>External decorations are painted</p>
<p>Conservatories / porches</p>	<p>None</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>The property is accessed by a mutual staircase and mutual entrance giving access to all floors. There is a voice controlled security door entry system.</p>
<p>Garages and permanent outbuildings</p>	<p>None</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The property benefits from communal garden grounds to the rear.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>Ceilings within the property are of plasterboard and lath/plaster.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are of timber framed design finished in lath and plaster and a mixture of solid masonry and plasterboard.</p>

<p>Floors including sub floors</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>The property has fully fitted floor coverings throughout which restricted the scope of our inspection.</p> <p>No sub-floor inspection was possible due to there being no sub-floor.</p> <p>The floors are of suspended timber construction.</p>
<p>Internal joinery and kitchen fittings</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>Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are moulded and timber design.</p> <p>The staircase is of timber design.</p> <p>Kitchen fittings comprise a range of wall and base units and work surfaces.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The chimney breasts are plastered masonry.</p> <p>A number of the fireplaces have been blocked over.</p> <p>Within a number of rooms there open fireplaces however these do not appear to be in use.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The internal decorations are painted.</p>
<p>Cellars</p>	<p>None</p>

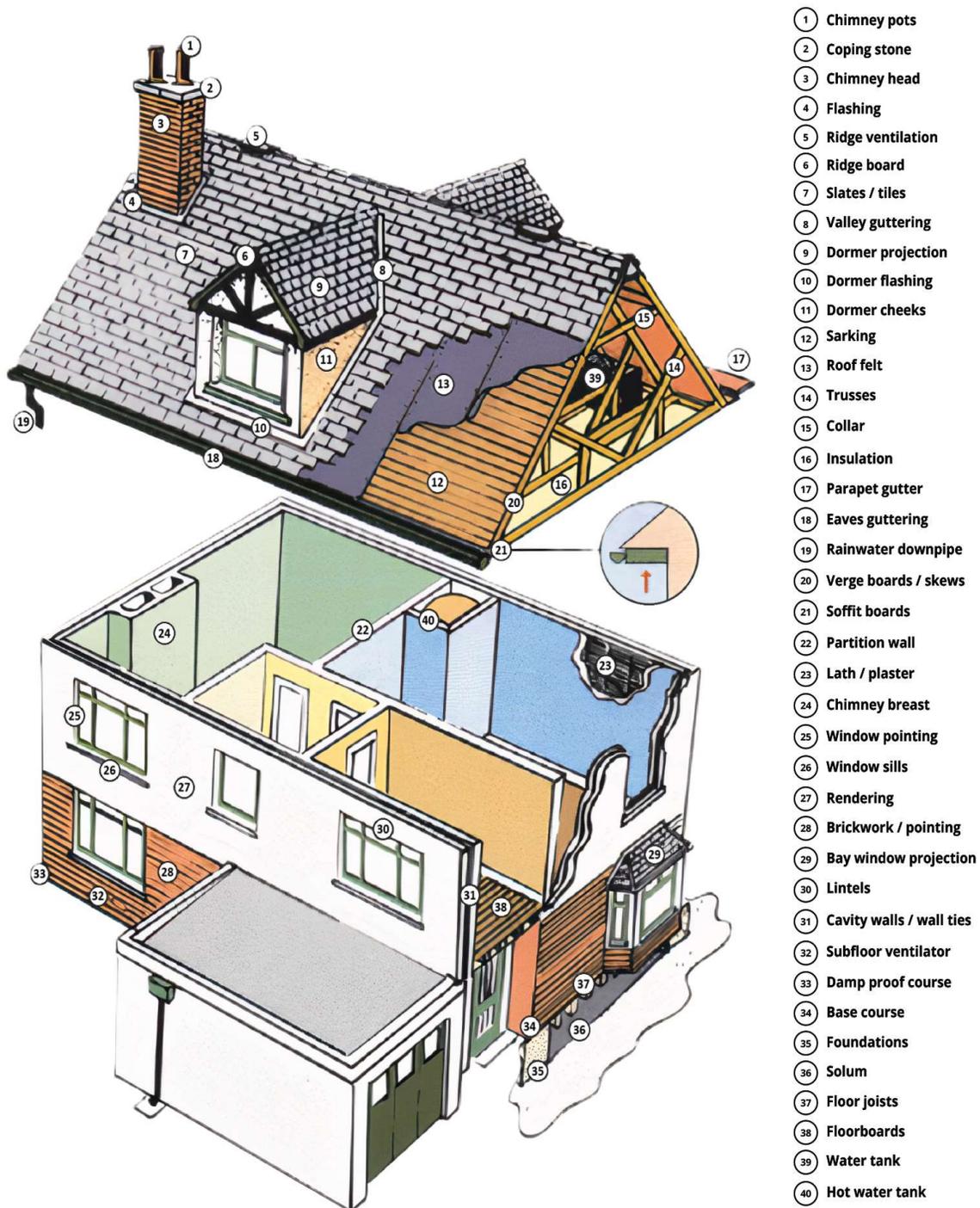
<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>A mains supply of electricity is connected with power points situated throughout the property. The consumer unit is located in the entrance hall as is the electrical meter. Wiring, where visible, is sheathed in PVC.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>At the time of our inspection the gas supply was disconnected.</p> <p>A mains supply of gas is connected.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.</p> <p>Water is supplied from the mains. The visible pipework is copper and plastic.</p> <p>There is a plastic cold water storage tank located in the attic floor landing cupboard.</p> <p>The bathroom contains a three piece suite consisting of a bath with shower over, wash-hand basin and toilet.</p> <p>The shower room contains a three piece suite consisting of a shower enclosure, wash-hand basin and toilet.</p>
<p>Heating and 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>The system was turned off and drained down at the time of our inspection.</p> <p>The property is centrally heated by means of a gas fired system. Heating to rooms is provided by water filled radiators. The central heating boiler is located in the kitchen. The boiler is of a design which also provides domestic hot water upon demand.</p>

Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Mains drainage is understood to be connected.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. The property has smoke and carbon monoxide detection devices installed. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading is required to comply with these regulations.

<p>Any additional limits to inspection</p>	<p>For flats/maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building/basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>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.</p> <p>The property was inspected within the limits imposed by closely nailed and fixed fitted carpeting, floor coverings.</p> <p>It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.</p> <p>No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.</p> <p>The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out.</p> <p>It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions.</p> <p>Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>Our inspection of the roof was restricted due to the height of the roof.</p> <p>The flat roof was not completely visible within the limits of inspection.</p> <p>The services were switched off at the time of inspection.</p> <p>Adjoining flats may have been unoccupied at the time of inspection and as such no comment can be made on sound insulation between the flats.</p>
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	<p>The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor.</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 following 3 categories:

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

Structural movement	
Repair category:	1
Notes	There is evidence of previous movement in the form of uneven/sloping floors. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated.

Dampness, rot and infestation	
Repair category:	1
Notes	<p>An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without lifting floor coverings.</p> <p>No obvious significant dampness, timber decay or infestation noted, within the limitations imposed on the inspection.</p>

Chimney stacks	
Repair category:	2
Notes	<p>General damage to chimney head rendering was noted, and the need for cutting back to the bare masonry and recoating should not be discounted. This is likely to be a progressive defect if left unattended.</p> <p>It should be noted that unused chimney heads are a common source of water ingress with the resultant risk of deterioration to the masonry and surrounding timbers within the roof void.</p>

Roofing including roof space

Repair category:	2
Notes	<p>ROOF COVERING:</p> <p>Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair/replacement costs. In the absence of stripping and relaying, on-going and increasing maintenance expenditure should be anticipated.</p> <p>FLAT ROOFS:</p> <p>Cannot be inspected from ground level, therefore unseen areas are assumed to be free of material defect. It would be prudent for the roof to be inspected by reputable roofing contractor who can advise on condition and longevity.</p> <p>Cracked glazing was noted at the cupola over the stairwell.</p>

Rainwater fittings

Repair category:	2
Notes	<p>Cast iron components show signs of corrosion. This will become a progressive defect if left unattended.</p> <p>Allowing leaves, moss, and other debris to accumulate and create blockages is one of the most frequent causes of gutter-related dampness problems. The weight of the accumulated material can cause gutters to leak at joints or even to collapse completely. However, all of this may be prevented by cleaning gutters frequently, preferably twice a year.</p>

Main walls

Repair category:	2
Notes	<p>Patches of eroded stonework are evident in places and some of the mortar joints are defective, but this is considered commensurate with the age and type of property.</p>

Windows, external doors and joinery

Repair category:

3

Notes

External joinery is affected by weathering and localised deterioration. Rotted, and defective external window timbers can lead to decay and damage to the internal structure. Repair or replacement is required.

A number of windows are ill fitting. Repair or adjustment is required.

Pointing surrounding the windows is open jointed. Repairs are required to prevent damp penetration into the building fabric.

The window glazing in the bedroom with the turret is broken and has been temporarily boarded. Repair or replacement is required.

External decorations

Repair category:

2

Notes

Weathering and flaking paintwork was noted to the external joinery.

Metal rainwater fittings are showing signs of corrosion.

Conservatories / porches

Repair category:

Notes

Not applicable

Communal areas

Repair category:

2

Notes

Cracked glazing was noted at the cupola over the stairwell.

Garages and permanent outbuildings

Repair category:

Notes

Not applicable

Outside areas and boundaries

Repair category:

1

Notes

No reportable defects were noted to outside areas and boundaries.

Ceilings

Repair category:

2

Notes

Cracking was noted to plaster surfaces in isolated areas. Localised plaster repairs should be anticipated.

Plaster finishes are uneven in places and the removal of decorative finishes is likely to result in the necessity for plaster repairs.

As age increases, it is not unusual for the plaster to lose its key with the timber lathing, and such defects are only revealed when decorative surfaces are stripped to allow redecoration to take place.

Internal walls

Repair category:

2

Notes

Evidence of plaster deterioration was noted below decorative finishes.

Floors including sub floors

Repair category:

2

Notes

Areas of loose and uneven flooring were noted, consistent with age. Within the limitations imposed on the inspection, no indications were noted to suggest any serious disrepair. It will however be appreciated that concealed floor timbers cannot be guaranteed to be free from defect.

Flooring was noted to be off level, in line with previous comments regarding structural movement. Please see our previous comments under 'Structural Movement'.

Internal joinery and kitchen fittings

Repair category:

2

Notes

Internal joinery is of mixed design and vintage, and although worn in some areas, appears generally serviceable. Timberwork, door ironmongery, etc have all suffered wear and deterioration, consistent with age.

The kitchen fittings are dated and are displaying signs of wear and tear.

The stair bannister fixings are defective.

Chimney breast and fire places

Repair category:

1

Notes

No obvious significant defects were noted to the chimney breasts or fireplaces.

Flue linings require at least annual inspections by a reputable person specialising in flues and chimneys. Specialist inspection of the flues will be required prior to use.

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Internal decorations

Repair category:

3

Notes

Internal decorations are dated and show evidence of wear and tear.

Cellars

Repair category:

Notes

Not applicable

Electricity

Repair category:

3

Notes

The electrical system was found to be disconnected at the time of our inspection.

The electrical installation should be inspected by a suitably qualified person prior to purchase.

Gas

Repair category:

3

Notes

The gas supply was disconnected at the time of our inspection. The gas installation should therefore be inspected by a suitably qualified person.

All gas appliances should be tested and thereafter maintained by a Gas Safe registered contractor on an annual basis. This should be regarded as a routine maintenance and safety check.

Water, plumbing and bathroom fittings

Repair category:	3
Notes	<p>The water supply had been drained down at the time of inspection and as such requires to be professionally inspected prior to use.</p> <p>Sanitary fittings, whilst functional, are displaying signs of wear and tear.</p> <p>The seals around the bath and shower enclosure are defective, and may have led to damp penetration to concealed areas beneath. It will be fully appreciated that areas not inspected cannot be guaranteed to be free from defect, and that where dampness is present, there is an inherent risk of decay.</p> <p>It is essential that all wall linings, tile grout, seals, etc are maintained in good condition. Failure to do so can lead to concealed defects behind wall finishes. It will be appreciated that it is not possible to comment on concealed locations.</p>

Heating and hot water

Repair category:	3
Notes	<p>The boiler was switched off at the time of inspection.</p> <p>The boiler and heating system should be checked by a suitably qualified person prior to purchase.</p>

Drainage

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

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 comments above for detailed information.

Structural movement	1	Category 1 No immediate action or repair is needed.
Dampness, rot and infestation	1	
Chimney stacks	2	Category 2 Repairs or replacement requiring future attention, but estimates are still advised.
Roofing including roof space	2	
Rainwater fittings	2	
Main walls	2	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.
Windows, external doors and joinery	3	
External decorations	2	
Conservatories / porches		
Communal areas	2	
Garages and permanent outbuildings		
Outside areas and boundaries	1	
Ceilings	2	
Internal walls	2	
Floors including sub floors	2	
Internal joinery and kitchen fittings	2	
Chimney breasts and fireplaces	1	
Internal decorations	3	
Cellars		
Electricity	3	
Gas	3	
Water, plumbing and bathroom fittings	3	
Heating and hot water	3	
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 coin-operated machines.

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

The tenure is understood to be Outright Ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs.

Normal local practice is for common repairs to be shared on an equitable basis. This has been assumed to be the position in this case.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

The Legal adviser should check and confirm whether any planning and building control restrictions are in force as the property is understood to be Category C Listed and located within a conservation area. The implications should be discussed with your Legal adviser.

A number of internal alterations have been carried out to form the current layout of the property. The valuation assumes necessary certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

The property is within influencing distance of commercial premises. Some lenders may not provide mortgage funding. This should be clarified with your preferred Lender.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £880,000 (Eight Hundred and Eighty Thousand pounds sterling). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

The re-building cost for insurance purposes is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy.

Valuation (£) and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 22/10/2025 is £585,000 (Five Hundred and Eighty-Five Thousand pounds sterling).

Single Survey

Report author:	John McCarron
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Standard Buildings 94 Hope Street Glasgow G2 6PH
Electronically Signed By:	John McCarron
Date of report:	24/10/2025



Mortgage Valuation

Case Details

Seller name(s):	Ms R Wilman		
Address line 1:	79/4F East Bruntsfield Place		
Address line 2:			
Address line 3:			
Town / City:	Edinburgh	County:	
Postcode:	EH10 4HG		
Date of inspection (dd/mm/yyyy):	22/10/2025		

Property Details

Property type:	Flat
Property style:	Purpose Built
Was the property built for the public sector?	No

Specific details for: flats & maisonettes

Floor of property:	4	Number of floors in block:	6	Number of units in block:	8	Lift available in block?	No
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Tenure

Tenure:	Absolute Ownership
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If Leasehold:

Unexpired term (years):		Ground rent (pa):	£
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Acommodation

No. of living room(s):	1	No. of bedroom(s):	6	No. of kitchen(s):	1
No. of bathroom(s):	2	No. of WC(s):	0	No. of other room(s):	0
Description of other room(s):					
Floor area (m ²):	206	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	None
Permanent outbuildings:	None

Construction

Wall construction:	Solid Stone
Roof construction:	Pitch slate and Flat felt
Approximate year of construction:	1890
Any evidence of alterations or extensions?	Yes
Alterations or extension details:	The property has been altered / extended with an internal reconfiguration of the habitable space. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm.

Risks

Is there any evidence of movement to the property?	Yes
If yes, does this appear longstanding?	Yes
Are there any further risk factors?	No
If yes, please provide details:	Movement was noted in the form of uneven/sloping floors. On the basis of our single inspection the movement appeared to be long-standing and non-progressive in nature.

Services

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central heating:	Full	Drainage:	Mains		
Provide comments:	Heating fuel: Gas Heating type: Radiators				

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?	Yes
If yes, please provide details:	The property has been altered / extended with an internal reconfiguration of the habitable space. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm. The Legal adviser should check and confirm whether any planning and building control restrictions are in force as the property is understood to be Category C Listed and located within a conservation area. The implications should be discussed with your Legal adviser.

Location

Location details:	The property is situated within a residential area in a city with an average level of local amenities.
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Roads

Road description:	The road has been adopted.
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General Remarks

<p>The property is located in a conservation area. The general condition of the building is considered adequate for mortgage purposes.</p>
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Essential Repairs

None



Mortgageability Remarks

The subjects are located above commercial premises which include computer repair shop, barber and barista. This should be brought to the attention of your chosen mortgage lender to ensure that it meets with their lending policy.
The property offers adequate security for loan purposes based on the valuation figure, subject to individual lender's criteria.



Valuation

Market value in present condition:	£ 585000
Market value after essential repairs:	£
Insurance reinstatement value:	£ 880000
Retention required? <input type="text" value="No"/> Retention amount:	£



Declaration

Surveyor name:	John McCarron
Surveyor qualifications:	MRICS
Report date (dd/mm/yyyy):	23/10/2025
Company name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Standard Buildings 94 Hope Street Glasgow G2 6PH
Telephone number:	01414321640
Email address:	https://homereportscotland.scot/
Surveyor signature:	

Property Questionnaire

PROPERTY ADDRESS:	79/4 Bruntsfield Place (Eastmost 4FF & Attic), Edinburgh, EH10 4HG
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SELLER(S):	Asset Management Group
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	
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>> 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?

The Seller is not the registered owner, but is selling the property as mortgagee in possession, under powers of sale conferred by the original mortgage

2. Council Tax

Which Council Tax band is your property in? *please circle*

The Seller, as mortgagee in possession does not know. Please enquire at the Council.

A B C D E F G H

3. Parking

What are the arrangements for parking at your property? *tick all that apply*

The Seller, as mortgagee in possession has no personal knowledge of the property. The buyer must rely on their own enquiries and inspection.

- | | | | |
|-----------------|--------------------------|-----------------------------|--------------------------|
| Garage | <input type="checkbox"/> | Allocated parking space | <input 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 <i>please specify</i> | <input type="checkbox"/> |

4. Conservation Area

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

**Don't know.
Please rely
on own
enquiries**

5. Listed Buildings

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

**Don't know.
Please rely
on own
enquiries**

6. Alterations / additions / extensions		
a	<p>(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>As mortgagee in possession the seller has no personal knowledge, Please rely on own inspection</p>
<p>If you have answered yes, please describe the changes which you have made:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p>	<p>Not known. Please rely on own enquiries</p>
<p>If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>		
b	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered yes, please answer the three questions below:</p>	<p>As mortgagee in possession the seller has no personal knowledge, Please rely inspection</p>
	<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	<p>As above</p>
	<p>(ii) Did this work involve any changes to the window or door openings?</p>	<p>As above</p>
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p style="text-align: center;"><i>please give any guarantees which you received for this work to your solicitor or estate agent.</i></p>	

7. Central heating

a	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p>	<p>As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection</p>
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If you have answered yes/partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)

If you have answered yes, please answer the 3 questions below:

b	<p>When was your central heating system or partial central heating system installed?</p> <input type="text"/>
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c	<p>Do you have a maintenance contract for the central heating system?</p>	<p>As mortgagee in possession, no <i>circle answer</i></p>
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If you have answered yes, please give details of the company with which you have a maintenance agreement:

d	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p> <input type="text"/>
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8. Energy Performance Certificate

<p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p>	<p>The Home Report will contain this</p>
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9. Issues that may have affected your property

a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection
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	If you have answered yes , is the damage the subject of any outstanding insurance claim?	As above
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b	Are you aware of the existence of asbestos in your property?	As above
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If you have answered yes, please give details:

10. Services

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

The seller, as mortgagee in possession, cannot comment on arrangements made by the original owner

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

b	Is there a septic tank system at your property?	As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection
If you have answered yes , please answer the two questions below:		
c	Do you have appropriate consents for the discharge from your septic tank?	As above
d	Do you have a maintenance contract for your septic tank?	As above
<p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="269 762 1268 846" style="border: 1px solid black; height: 40px; width: 100%;"></div>		
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?	As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection
<p>If you have answered yes, please give details:</p> <div data-bbox="269 1278 1268 1415" style="border: 1px solid black; height: 65px; width: 100%;"></div>		
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="269 1638 1268 1774" style="border: 1px solid black; height: 65px; width: 100%;"></div>		
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	As above

d	Do you have the right to walk over any of your neighbours' property – for example to put out your rubbish bin or to maintain your boundaries?	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="269 268 1268 426" style="border: 1px solid black; height: 75px; width: 100%;"></div>		
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?	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="269 646 1268 785" style="border: 1px solid black; height: 66px; width: 100%;"></div>		
f	As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="269 993 1268 1131" style="border: 1px solid black; height: 66px; width: 100%;"></div>		
12. Charges associated with your property		
a	Is there a factor or property manager for your property?	<p style="text-align: center;">As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries.</p>
<p>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</p> <div data-bbox="269 1619 1268 1736" style="border: 1px solid black; height: 56px; width: 100%;"></div>		
b	Is there a common buildings insurance policy?	As above

<p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	
<p>c Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p>	
<p>As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries.</p>	
<p>13. Specialist Works</p>	
<p>a As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection</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> <div data-bbox="269 831 1268 909" style="border: 1px solid black; height: 37px; width: 615px;"></div>	
<p>b As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p>	<p>As above</p>
<p>If you have answered yes, please give details</p> <div data-bbox="269 1077 1268 1178" style="border: 1px solid black; height: 48px; width: 615px;"></div>	
<p>c If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p>	<p>As above</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> <div data-bbox="269 1524 1268 1667" style="border: 1px solid black; height: 68px; width: 615px;"></div>	
<p>14. Guarantees</p>	
<p>a Are there any guarantees or warranties for any of the following: <i>circle answers</i></p> <p>As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries.</p>	

(i)	Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost

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?

As above

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?

As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries and inspection.

If you have answered yes, please give details:

16. Notices that affect your property

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

As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries

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

As above

b that affects your property in some other way?

As above

c	that requires you to do any maintenance, repairs or improvements to your property?	As above
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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 purchase 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) : 

On behalf of the Seller as Mortgagee in Possession

Date: As on front page