

Home report



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Thorntons is a trading name of Thorntons Law LLP

property questionnaire

Property address	10 Panmure Court Panmure Court West Victoria Dock Road Dundee DD1 3JP
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Seller(s)	Mr & Mrs K S Smith-Dutton
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Completion date of property questionnaire	13 th November 2019
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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? Since new - November 2007	
2.	Council tax	
	Which Council Tax band is your property in? (Please tick)	
	A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/>	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) <ul style="list-style-type: none"> • 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): 	
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 <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
5.	Listed buildings	
	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)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? 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. 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:	Yes <input type="checkbox"/> No <input type="checkbox"/>
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	(ii) Did this work involve any changes to the window or door openings?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
a.	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). <u>If you have answered yes or partial – what kind of central heating is there?</u> (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).gas-fired <u>If you have answered yes, please answer the three questions below:</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/>
	i) When was your central heating system or partial central heating system installed?	2007

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	<p>(ii) Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
	<p>(iii) 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?</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
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><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

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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		2007	not known
Water mains or private water supply		2007	not known
Electricity		2007	not known
Mains drainage		2007	not known
Telephone		2007	not known
Cable TV or satellite		2007	not known
Broadband			not known
b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	(i) Do you have appropriate consents for the discharge from your septic tank?		Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
	(ii) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:		Yes <input type="checkbox"/> No <input type="checkbox"/>
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? <u>If you have answered yes</u> , please give details: Factor: J Reavley, Factoring		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u> , please give details: Through Factoring contract who also administer Insurance		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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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: There are common areas and stores for all owners/tenants</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
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: As above</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
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: There are certain rights within the complex administered by Reavely</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: J Reavely, 17-21 Tait's Lane, Dundee, DD21DZ</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. Possibly Dock Wall (currently under review)</p>	
13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

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c.	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii)	Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii)	Central heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv)	National House Building Council (NHBC)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v)	Damp course	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you have answered yes, please give details:</p>				<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>	
15.	Boundaries					
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p>If you have answered yes, please give details:</p>				<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>	
16.	Notices that affect your property					
	In the past three years have you ever received a notice:					
a.	advising that the owner of a neighbouring property has made a planning application?				<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>	

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b.	that affects your property in some other way?	Yes No	<input type="checkbox"/> <input checked="" type="checkbox"/>
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes No	<input type="checkbox"/> <input checked="" type="checkbox"/>
<u>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.</u>			

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:

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b.	that affects your property in some other way?	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
<u>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.</u>			

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:

Energy Performance Certificate (EPC)

Scotland

Dwellings

PANMURE COURT, 10 WEST VICTORIA DOCK ROAD, DUNDEE, DD1 3BH

Dwelling type: Mid-floor flat
Date of assessment: 20 November 2019
Date of certificate: 21 November 2019
Total floor area: 92 m²
Primary Energy Indicator: 90 kWh/m²/year

Reference number: 2608-1906-7209-6161-8904
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

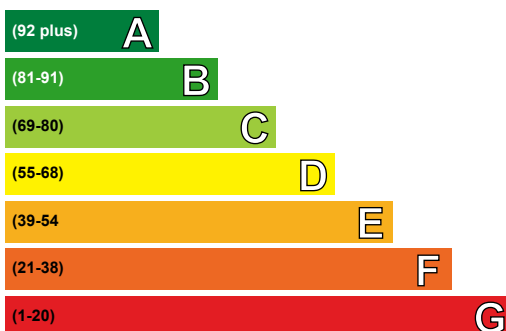
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£1,200

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	84

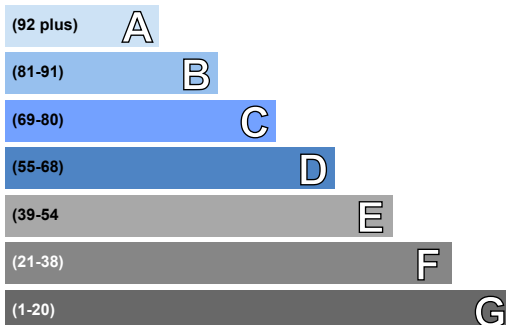
Energy Efficiency Rating

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 B (84)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
87	87

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 B (87)**. 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

There are currently no improvement measures recommended for your home.

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	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all 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 16 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 1.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£663 over 3 years	£663 over 3 years	Not applicable
Hot water	£312 over 3 years	£312 over 3 years	
Lighting	£225 over 3 years	£225 over 3 years	
Totals	£1,200	£1,200	

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

None

Low and zero carbon energy sources

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

LZC energy sources present: There are none provided for this home

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,375	N/A	N/A	N/A
Water heating (kWh per year)	2,199			

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. Paul Taylor
Assessor membership number:	EES/012881
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.co.uk
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.

Single Survey

survey report on:

Property address	Panmure Court 10 West Victoria Dock Road Dundee DD1 3BH
Customer	Mr & Mrs Keith Smith-Dutton
Customer address	c/o Thorntons Law LLP DX DD157 Dundee
Prepared by	J & E Shepherd
Date of inspection	5th May 2021



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 Property¹.

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

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

1.2 THE REPORT

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

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

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

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

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

Terms and Conditions

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 Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

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

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
- 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.

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

WARNING:

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	Purpose built second floor flat forming part of a six/seven storey mid terraced corner block.
Accommodation	SECOND FLOOR: Entrance Hallway, Open Plan Lounge/Dining/Kitchen, Master Bedroom with En Suite Shower Room with WC, Bedroom 2 and Bathroom with WC.
Gross internal floor area (m²)	92 sq metres or thereby.
Neighbourhood and location	Situated within the City Quay development to the south-east side of Dundee City centre. Surrounding properties are generally of a similar type and nature although there is an office block opposite and the Apex Hotel is in close proximity. Excellent primary amenities are available within the immediate vicinity.
Age	Erected around 2008.
Weather	Overcast.
Chimney stacks	None.
Roofing including roof space	<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>The roof is of shallow mono pitched and part flat design clad in a seamless aluminium sheeting (unseen).</p>

Single Survey

Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Gutters are incorporated within the roof structure and there are aluminium downpipes.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls would appear to be of structural steel frame construction with cavity timber frame and rendered infills and there are facing brick and timber clad features.
Windows, external doors and joinery	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. Windows are of double glazed timber casement construction. Timber flush panel entrance door to flat.
External decorations	Visually inspected. Painter work finish to external timbers.
Conservatories / porches	None.
Communal areas	Circulation areas visually inspected. Access to all flats is via a mutual close and stairwell and there is a lift serving all floors.
Garages and permanent outbuildings	Visually inspected. It has been advised by the vendor that there is an allocated private parking space within the courtyard to the rear. This will require to be confirmed. Outbuildings comprise a mutual bin store.

Single Survey

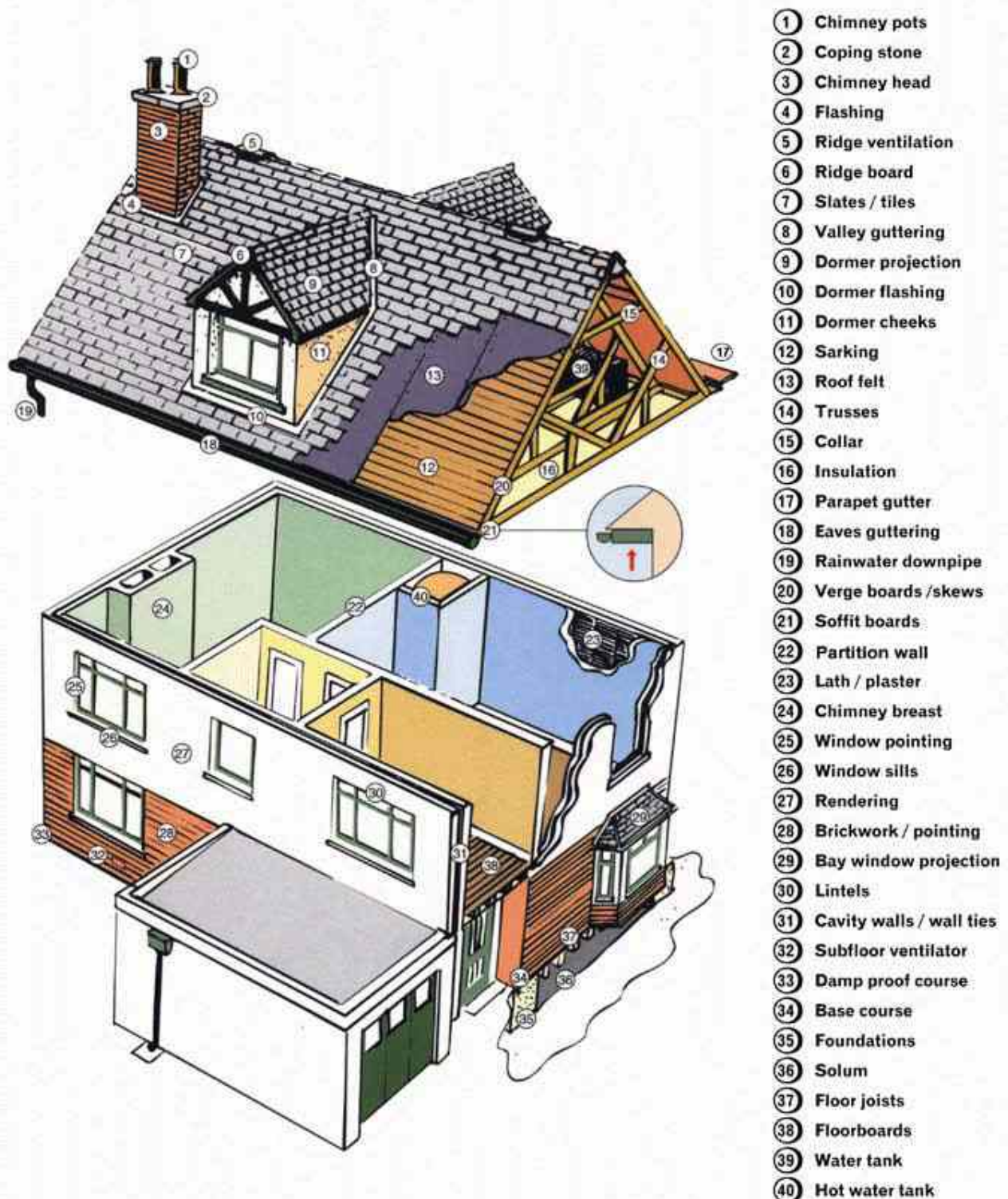
Outside areas and boundaries	<p>Visually inspected.</p> <p>No garden ground with a cobbled parking courtyard only to the rear of the building.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings are of plasterboard construction.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal partitions are of timber stud and plasterboard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Floors would appear to be of suspended concrete construction overlaid in timber.</p> <p>Due to fitted floor coverings throughout no inspection was at all possible of the floors.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Base and wall kitchen fittings with integrated appliances.</p> <p>Internal doors are of timber flush panel design.</p>
Chimney breasts and fireplaces	None.
Internal decorations	<p>Visually inspected.</p> <p>Painter work finish throughout.</p>
Cellars	None.
Electricity	<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>13 amp mains supply of electricity serving the subjects with the meter and consumer unit being located within the hall cupboard.</p>

Single Survey

Gas	<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>Mains supply of gas serving the subjects with the meter being located within the hall cupboard.</p>
Water, plumbing, bathroom fittings	<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>Mains supply of water and plumbing where seen is of copper and PVC.</p> <p>Sanitary fittings comprise a three piece bathroom suite and there is a three piece en suite shower room serving the master bedroom.</p>
Heating and hot water	<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>Gas central heating system fired by a wall mounted boiler located within the kitchen. There are radiators throughout the main apartments which benefit from individually controlled thermostatic valves and central heating piping is of PVC construction.</p> <p>Hot water is assumed to be heated directly by the central heating boiler.</p>
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Assumed to be connected to the main sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke detectors are fitted and there is a door entry security system serving the building.</p>

Any additional limits to inspection	<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 fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows were not all fully opened or tested.</p> <p>No view was possible of the roof covering over the building and accordingly no comment can be made on its condition or otherwise.</p> <p>There are no mutual attics/roof voids.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p>
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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.


Single Survey

2. Condition


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

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

 Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of inspection.

 Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

 Chimney stacks	
Repair category	-
Notes	Not applicable.

 Roofing including roof space	
Repair category	1
Notes	No view was possible of the roof covering over the building and accordingly no comment can be made on its condition or otherwise. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight. It may be prudent to confirm the service history of the roof coverings from the managing agents.



Rainwater fittings

Repair category	2
Notes	<p>The rear downpipe at the hopper is leaking causing staining to the render. This requires to be checked and repaired.</p> <p>It was not raining at the time of inspection and it is recommended that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>



Main walls

Repair category	1
Notes	<p>The subjects are situated in a building where part of the structure contains elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report in the form of an EWS1 form has been prepared by Paul Nelis Fire Risk Assessment (Scotland) Ltd which has rated the attachments as A2, stating that there is an appropriate risk assessment that no remedial works are required. Our valuation assumes that this EWS1 form will be acceptable to both the purchaser and the lender.</p> <p>In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.</p> <p>There is hairline cracking to the render, not uncommon in a building of this type. Normal levels of maintenance are recommended.</p>



Windows, external doors and joinery

Repair category	1
Notes	<p>Windows were not all fully opened or tested and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of inspection no significant defects were noted although there is some shrinkage to the mastic pointing.</p> <p>The entrance door to the flat is slightly ill-fitting within the frame.</p>





External decorations

Repair category	1
Notes	<p>External painter work to the timber features at upper level on the building are weathered. Paint finished and decorated external surfaces will require redecoration on a regular basis.</p>


Single Survey


 Conservatories/porches	
Repair category	-
Notes	Not applicable.


 Communal areas	
Repair category	1
Notes	<p>Staining noted to the plaster work at fourth floor level within the common stairwell. The original source of this should be identified and confirmed as repaired.</p> <p>Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.</p>

 Garages and permanent outbuildings	
Repair category	-
Notes	Not applicable.

 Outside areas and boundaries	
Repair category	-
Notes	Not applicable.

 Ceilings	
Repair category	1
Notes	Within the limitations of inspection no significant defects were noted.

 Internal walls	
Repair category	1
Notes	Some shrinkage cracking was noted to wall plaster and repairs may be required at the time of next redecoration.

 Floors including sub-floors	
Repair category	1
Notes	Due to fitted floor coverings throughout no inspection was at all possible of the flooring.

Single Survey

	Loose laminate flooring in kitchen and there is cracking to the tiles within the bathroom.
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Internal joinery and kitchen fittings

Repair category	1
Notes	Low level glazing to mirrored wardrobes is assumed to be of safety glass.



Chimney breasts and fireplaces

Repair category	-
Notes	Not applicable.



Internal decorations

Repair category	1
Notes	The property is in good decorative order.



Cellars

Repair category	-
Notes	Not applicable.



Electricity

Repair category	1
Notes	The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with present IET regulations.



Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.

Single Survey



Water, plumbing and bathroom fittings

Repair category	2
Notes	The cistern to the WC in the en suite is broken requiring repair.



Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements.



Drainage

Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

Single Survey

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

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

This is a replacement of a single survey dated 20th November 2019.

The subjects are situated in a building where part of the structure contains elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report in the form of an EWS1 form has been prepared by Paul Nelis Fire Risk Assessment (Scotland) Ltd which has rated the attachments as A2, stating that there is an appropriate risk assessment that no remedial works are required. Our valuation assumes that this EWS1 form will be acceptable to both the purchaser and the lender.

In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.

It is understood that the building is managed by J Reavley Factoring Limited and full details in respect of the current arrangement and any planned or proposed maintenance repairs should be obtained.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's 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.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £165,000 (ONE HUNDRED AND SIXTY-FIVE THOUSAND POUNDS).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £180,000 (ONE HUNDRED AND EIGHTY THOUSAND POUNDS).

Signed

Security Print Code [413939 = 3366]
Electronically signed

Single Survey

Report author	PAUL TAYLOR
Company name	J & E Shepherd
Address	13 Albert Square, Meadowside, Dundee, DD1 1XA
Date of report	10th May 2021

Mortgage Valuation Report



Property Address

Address Panmure Court, 10 West Victoria Dock Road, Dundee, DD1 3BH
Seller's Name Mr & Mrs Keith Smith-Dutton
Date of Inspection 5th May 2021

Property Details

Property Type ☐ House ☐ Bungalow ☐ Purpose built maisonette ☐ Converted maisonette
☒ Purpose built flat ☐ Converted flat ☐ Tenement flat ☐ Flat over non-residential use
☐ Other (specify in General Remarks)

Property Style ☐ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace
☐ Back to back ☒ High rise block ☐ Low rise block ☐ Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? ☐ Yes ☒ No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? ☒ Yes ☐ No
No. of units in block

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☒ Parking space ☐ No garage / garage space / parking space
Available on site? ☒ Yes ☐ No

Permanent outbuildings:

Mortgage Valuation Report

Construction

Walls ☐ Brick ☐ Stone ☐ Concrete ☐ Timber frame ☒ Other (specify in General Remarks)
Roof ☐ Tile ☐ Slate ☐ Asphalt ☐ Felt ☒ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating:

Gas fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

☐ Rights of way ☒ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Mainly commercial
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? ☐ Yes ☒ No

If Yes provide details in General Remarks.

Roads

☐ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☒ Adopted ☐ Unadopted

Mortgage Valuation Report

General Remarks

The subjects comprise a purpose built second floor flat forming part of a six/seven storey mid terraced corner block situated within the City Quay development to the south-east side of Dundee City centre. Surrounding properties are generally of a similar type and nature although there is an office block opposite and the Apex Hotel is in close proximity. Excellent primary facilities are available within the immediate vicinity.

The general condition of the property appears consistent with its age and type of construction.

The building would appear to be of structural steel frame construction with cavity timber frame and rendered infills and there are facing brick and timber clad features. No view was possible of the roof covering over the building which is of shallow mono pitched and part flat design and clad in a seamless aluminium sheeting.

The subjects are situated in a building where part of the structure contains elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report in the form of an EWS1 form has been prepared by Paul Nelis Fire Risk Assessment (Scotland) Ltd which has rated the attachments as A2, stating that there is an appropriate risk assessment that no remedial works are required. Our valuation assumes that this EWS1 form will be acceptable to both the purchaser and the lender.

In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.

It is understood that the building is managed by J Reavley Factoring Limited and further details in respect of the current arrangement should be obtained.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

Mortgage Valuation Report

Essential Repairs

None.

Estimated cost of essential repairs £ Retention recommended? ☐ Yes ☐ No Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.

Valuations

Market value in present condition	£ 180,000
Market value on completion of essential repairs	£ N/A
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 165,000
Is a reinspection necessary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£ N/A
Is the property in an area where there is a steady demand for rented accommodation of this type?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Declaration

Signed	Security Print Code [413939 = 3366] Electronically signed by:-
Surveyor's name	PAUL TAYLOR
Professional qualifications	MRICS
Company name	J & E Shepherd
Address	13 Albert Square, Meadowside, Dundee, DD1 1XA
Telephone	01382 200454
Fax	01382 878008
Report date	10th May 2021

Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist ^(Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part of its contents ^(Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation:.....

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
2-22 Panmure Court	West Victoria Dock Road	Dundee	DD1 3BH

I confirm that I have used reasonable skill and care to investigate ^(Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.

~~**OPTION A** ^(Note 1) – Where external wall materials are unlikely to support combustion~~

~~I confirm that:~~

~~I meet the professional body membership and competence criteria as described in Note 2~~

~~In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility ^(Note 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)~~

~~In relation to attachments to the external wall (tick one of the following):~~

- ~~☐ A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility ^(Note 6) or better);~~
- ~~☒ A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required~~
- ~~☐ A3 - Where neither of the above two options apply, there may be potential costs of remedial works to attachments ^(Note 8)~~

OPTION B ^(Note 1) – Where combustible materials are present in external wall

I confirm that:

I meet the professional body membership and competence criteria as described in Note 3

I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk ^(Note 9) presented by the external wall construction and attachments (tick one of the following)

- ~~☐ B1 - I have concluded that in my view the fire risk ^(Note 8) is sufficiently low that no remedial works are required~~
- ~~☐ B2 - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).~~

Name: Paul Nelis

Qualifications:

MIFireE & Registered Fire Risk Assessor with the IFE.

Organisation: Fire Risk Assessment (Scotland) Ltd

Professional body:

Institution of Fire Engineers
 Membership Number:00020938

Signature:

Date:

27 January 2021

NOTES

Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 –For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.

Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 6 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance

Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:

Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and

Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and

Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

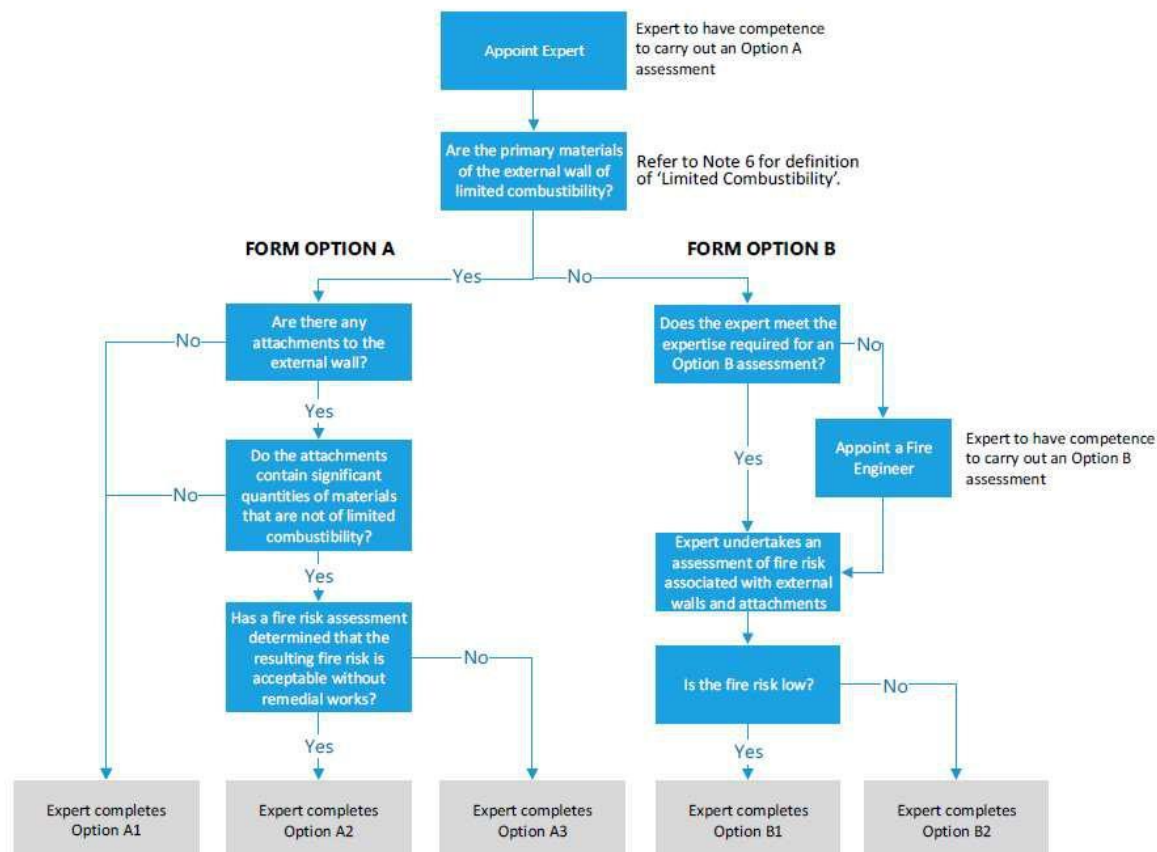
Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally

need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.

Flow Chart

Flow Chart





Fire Risk Assessment (Scotland) Ltd
272 Bath Street
Glasgow
G2 4JR

27 January 2021

EXTERNAL WALL FIRE REVIEW REPORT

Premises: 10 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH

Date of assessment: 27 November 2020

INTRODUCTION

This report should be read in conjunction with the EWS1 form for the above premises dated 27 January 2021.

PREMISES DESCRIPTION

10 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH is a flat within block 2-22 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH.

The property is a six-storey block of flats which has a single common stairway.

MHCLG GUIDANCE/ADVICE

The assessor has considered the UK Government Ministry of Housing, Communities & Local Government (MHCLG) guidance document dated 20 January 2020, which is available at www.gov.uk under the heading "Building safety advice for building owners, including fire doors".

The actual document is titled "Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings" and it replaces and updates 22 previous advice notes including:

- (i): MHCLG Advice Note 14 titled "Advice on external wall systems that do not incorporate Aluminium Composite Material".
- (ii): MHCLG Advice Note 19 titled "Advice for owners of buildings which include spandrel panels/window panels/infill panels".
- (iii): MHCLG Advice Note 21 titled "Advice Note on Balconies on Residential Buildings".
- (iv): MHCLG Advice Note 22 titled "Use of High-Pressure Laminate Panels in external wall systems".

EXTERNAL WALL SYSTEMS ASSESSMENT

The whole block at 2-22 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH was inspected on 27 November 2020, and it was confirmed that the walls are mainly constructed of brick and block. An insulated wall system has been attached to the main walls which has a cement render surface.

The following fire safety provisions were noted which reduce the risk to occupants from fire:

- The escape stairway is protected with FD30S self-closing fire doors.
- An automatic smoke ventilation system.
- A dry rising fire main.
- Emergency lighting within the common areas.

Note 1: The external wall systems do not include Aluminium Composite Materials (ACM).

Note 2: The external wall systems were observed to be in good condition.

SUMMARY

The assessor is satisfied that the fire risk on the block at 2-22 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH is sufficiently low, that no remedial works are required.

Fire Risk Assessor:	Mr Paul Nelis MIFireE MIFPO Tech IOSH. Registered Fire Risk Assessor with the Institution of Fire Engineers.
Signature:	Web: www.fireriskassessmentservices.com Email: pn.firesafety@outlook.com



Fire Risk Assessment (Scotland) Ltd

272 Bath Street
Glasgow
G2 4JR
27 January 2021

Dear Sir/Madam

Letter of Provenance

Property Address: 10 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH

This letter of provenance is to confirm that Mr Paul Nelis of Fire Risk Assessment (Scotland) Ltd inspected the whole block at 2-22 Panmure Court, West Victoria Dock Road, Dundee DD1 3BH on 27 November 2020 and completed the associated EWS1 documentation which is dated 27 January 2021.

The assessor is a registered fire risk assessor with the Institution of Fire Engineers (IFE), which is approved/recommended by the UK Government (MHCLG), the Scottish Government, London Fire Brigade, and the Scottish Fire & Rescue Service (SFRS).

SFRS & Scottish Government joint statement:

https://www.firescotland.gov.uk/media/1173445/sfrs_advice_on_fire_safety.pdf

London Fire Brigade statement:

https://www.ife.org.uk/write/MediaUploads/Membership/FRR/8_Tips_for_choosing_a_compent_Fire_Risk_Assessor_-_Nick_Coombe.pdf

Professional registration link: <https://www.ife.org.uk/Fire-Risk-Assessors-Register/149141>

Yours Faithfully

Paul Nelis MIFireE MIFPO Tech IOSH

Registered Fire Risk Assessor with the Institution of Fire Engineers.

Director: Fire Risk Assessment (Scotland) Ltd

Web: www.fireriskassessmentservices.com

VAT Registration Number: 345 8948 50

UK Registered Company SC611577

Registered company address: 151 High Street, Irvine KA12 8AD