

Property Address

Mill of Echt, Echt, Westhill, AB32 7AD

Vendor(s)

Mr Andrew Emslie

Completion Date of Property Questionnaire

System Ref:

QV211807

HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





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? 8 years 5 months	
2.	Council Tax	
	Which Council Tax band is your property in?	
	A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/>	
3.	Parking	
	What are the arrangements for parking at your property? Please tick all that apply?	
	Garage <input checked="" type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Shared parking <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify):	
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 checked="" type="checkbox"/> Don't know <input 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 checked="" type="checkbox"/> No <input type="checkbox"/>
6.	Alterations/additions/extensions	
a.	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"/>
(i)	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?	Yes <input type="checkbox"/> No <input type="checkbox"/>
(iv)	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:	



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6. Alterations/additions/extensions					
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 the 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). If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air) Oil boiler If you have answered yes, please answer the three questions below	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Partial <input type="checkbox"/>	
(i)	When was your central heating system or partial central heating installed?	Don't know			
(ii)	Do you have a maintenance contract for the central heating system? If you answered yes please give details of the company with whom you have a maintenance contract	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
(iii)	When was your maintenance contract last renewed? (Please provide the month and year)				
8. Energy Performance Certificate					
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
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? If you have answered yes is the damage the subject of any outstanding insurance claim?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
b.	Are you aware of the existence of asbestos in your property? If you have answered yes please give details:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

10. Services		
Please tick which services are connected to your property and give details of the supplier		
	Service	Connected
	Gas or liquid petroleum gas	<input type="checkbox"/>
	Water mains or private water supply	<input checked="" type="checkbox"/>
	Electricity	<input checked="" type="checkbox"/>
	Mains drainage	<input type="checkbox"/>
	Telephone	<input checked="" type="checkbox"/>
	Cable TV or satellite	<input checked="" type="checkbox"/>
	Broadband	<input checked="" type="checkbox"/>
		Supplier
		Scottish Water via Dunecht Estate
		British Gas
		BT
		Previously Sky & Freesat
		BT
a.		
b.	Is there a septic tank at your property?	Yes <input checked="" type="checkbox"/>
	If you have answered yes please answer the questions below	No <input type="checkbox"/>
(i)	Do you have appropriate consents for the discharge of your septic tank?	Yes <input checked="" type="checkbox"/>
		No <input type="checkbox"/>
		Don't know <input type="checkbox"/>
(ii)	Do you have a maintenance contract for your septic tank?	Yes <input type="checkbox"/>
	If you answered yes please give details of the company with whom you have a maintenance contract	No <input checked="" 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 repair of a shared drive, private road, boundary, or garden area?	Yes <input type="checkbox"/>
	If you answered yes please give details	No <input checked="" type="checkbox"/>
		Don't know <input type="checkbox"/>
b.	Are you aware of any responsibility to contribute to the cost of repair and maintenance of the roof, common stairwell, or other common areas?	Yes <input type="checkbox"/>
	If you answered yes please give details	No <input checked="" type="checkbox"/>
	No	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 building?	Yes <input type="checkbox"/>
		No <input checked="" type="checkbox"/>
d.	Do you have the right to walk over any of your neighbours' property, for example to put out your bins, or to maintain your boundaries?	Yes <input checked="" type="checkbox"/>
	If you answered yes please give details	No <input type="checkbox"/>
	Also have shared driveway access through neighbouring property	



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11. Responsibilities for shared or common areas	
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>If you answered yes please give details</p>
	<p>Yes <input checked="" 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>If you answered yes please give details</p>
	<p>Yes <input checked="" 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 answered yes please provide name and address and give details relating to deposits held and charges</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
b.	<p>Is there a common buildings insurance policy?</p> <p>If you answered yes is the cost of insurance included in your monthly/annual factor's charges?</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>No <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.</p> <p>N/A</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 answered yes please give further details</p> <p>Do you have any guarantees for this work?</p> <p>Guarantees are held by :</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" 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>If you answered yes please give further details</p> <p>Do you have any guarantees for this work?</p> <p>Guarantees are held by :</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>



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14. Guarantees																																				
a.	Are there any warranties or guarantees for any of the following																																			
	<table border="1"> <thead> <tr> <th>No</th> <th>Yes</th> <th>Don't know</th> <th>With title deeds</th> <th>Lost</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	No	Yes	Don't know	With title deeds	Lost	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(i) b.	Electrical work																																			
(ii) b.	Roofing																																			
(iii) b.	Central heating																																			
(iv) b.	National House Building Council (NHBC)																																			
(v) b.	Damp course																																			
(vi) b.	Any other work or installation? (for example cavity wall insulation, underpinning, indemnity policy)																																			
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you answered yes please give details</p> <table border="1"> <tbody> <tr> <td>Yes</td> <td><input type="checkbox"/></td> </tr> <tr> <td>No</td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>																															
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15. Boundaries																																				
a.	<p>Are you aware has any boundary of your property been moved in the last ten years?</p> <p>If you answered yes please give details</p> <p>New private driveway access</p> <table border="1"> <tbody> <tr> <td>Yes</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>No</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Don't know</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Don't know	<input type="checkbox"/>																													
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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?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b.	that affects your property in some other way?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c.	that requires you to perform any maintenance, repairs, or improvements to the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If you answered yes to any of a-c above please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property	

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

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

Signatures:

Andrew Emslie

Date:

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report

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