

property questionnaire

Property Address	45 SCAPA CRESCENT KIRKWALL ORKNEY KW15 1RL
Seller(s)	MALCOLM INDUSTRIAL SUPPLIES LTD
Completion date of Property Questionnaire	21/9/18

property questionnaire

Note for sellers

- Please complete this form carefully. It is important 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 you solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of Ownership
	How long have you owned the property? <input type="text" value="15 MONTHS"/>
2.	Council Tax
	Which Council Tax band is your property in? <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
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"/>
	On street <input type="checkbox"/>
	Resident Permit <input type="checkbox"/>
	Metered parking <input type="checkbox"/>
	Shared parking <input type="checkbox"/>
	Other (please specify) <input type="text"/>

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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)?	Please select No
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)?	Please select No
6.	Alterations/Additions/Extensions	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example provision of an extra bath/shower room, toilet or bedroom)? If you have answered <u>yes</u>, please describe below the changes which you have made:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>If you have answered <u>yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them.</p>	Please select No Please select
b.	<p>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:</p> <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> <p>(ii) Did this work involve any changes to the window or door openings?</p> <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div style="border: 1px solid black; padding: 5px;"> <p>PREVIOUS OCCUPIER REPLACED NEARLY ALL DOUBLE GLAZING UNITS IN EXISTING UPVC WINDOWS.</p> </div>	Please select No Please select Please select

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7.	Central heating	
	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).</p> <p>If you have answered <u>yes</u> or <u>partial</u> — what kind of central heating is there?</p> <input data-bbox="223 548 1109 616" type="text"/> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	<p>Please select</p> <p>YES</p> <p>OIL FIRED HEATING BOILER</p>
	<p>(i) When was your central heating system or partial central heating system installed?</p> <input data-bbox="223 851 1109 918" type="text"/> <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> <input data-bbox="223 1086 1109 1153" type="text"/> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> <input data-bbox="223 1265 1109 1332" type="text"/>	<p>Please select</p>
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	Please select No
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p>If you have answered <u>yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p>Please select</p> <p>No</p> <p>Please select</p>

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<p>b.</p>	<p>Are you aware of the existence of asbestos in your property?</p> <p>If you have answered <u>yes</u>, please give details:</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Please select</p> <p style="text-align: center; color: blue;">No</p>																								
<p>10. Services</p>																										
<p>a.</p>	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Services</th> <th style="text-align: center;">Connected</th> <th style="text-align: left;">Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div></td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">SCOTTISH WATER</div></td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">Scottish Hydro</div></td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">SCOTTISH WATER</div></td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">BT</div></td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;"></div></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">BT</div></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<input type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	Water mains or private water supply	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">SCOTTISH WATER</div>	Electricity	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Scottish Hydro</div>	Mains drainage	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">SCOTTISH WATER</div>	Telephone	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">BT</div>	Cable TV or satellite	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"></div>	Broadband	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">BT</div>	
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<p>b.</p>	<p>Is there a septic tank system at your property?</p> <p>If you have answered <u>yes</u>, please answer the two questions below:</p> <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p>If you have answered <u>yes</u>, please give details of the company with which you have a maintenance contract:</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Please select</p> <p style="text-align: center; color: blue;">No</p> <p>Please select</p> <p>Please select</p>																								

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11.	Responsibilities for shared or common areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p>If you have answered <u>yes</u>, please give details:</p> <div data-bbox="225 562 1107 719" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>SHARED RESPONSIBILITY FOR BOUNDARY WALLS</p> </div>	<p>Please select</p> <p>YES</p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered <u>yes</u>, please give details:</p> <div data-bbox="225 920 1107 1077" style="border: 1px solid black; height: 70px; margin-top: 10px;"></div>	<p>Please select</p> <p>N/A</p>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>Please select</p> <p>No</p>
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>If you have answered <u>yes</u>, please give details:</p> <div data-bbox="225 1402 1107 1559" style="border: 1px solid black; height: 70px; margin-top: 10px;"></div>	<p>Please select</p> <p>No</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>If you have answered <u>yes</u>, please give details:</p> <div data-bbox="225 1783 1107 1939" style="border: 1px solid black; height: 70px; margin-top: 10px;"></div>	<p>Please select</p> <p>No</p>

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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 privately-owned)?</p> <p>If you have answered <u>yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Please select</p> <p>No</p>
<p>12. Charges associated with your property</p>		
a.	<p>Is there a factor or property manager for your property?</p> <p>If you have answered <u>yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Please select</p> <p>No</p>
b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered <u>yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Please select</p> <p>No</p> <p>Please select</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> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>None</p>

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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? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p> <div data-bbox="220 573 1107 730" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select</p> <p style="text-align: center;">No</p>
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p> <div data-bbox="220 943 1107 1099" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select</p> <p style="text-align: center;">No</p>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:</p> <div data-bbox="220 1451 1107 1541" style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Please select</p>

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14.	Guarantees	
a.	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> (i) Electrical work (ii) Roofing (iii) Central heating (iv) National House Building Council (NHBC) (v) Damp course (vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy) 	<p>Please select No</p> <p>Please select No</p> <p>Please select No</p> <p>Please select No</p> <p>Please select No</p> <p>Please select No</p>
b.	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you have answered <u>yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Please select</p> <p>No</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 <u>yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Please select</p> <p>No</p>

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16.	Notices that affect your property	
	<p>In the past three years have you ever received a notice:</p> <p>a. advising that the owner of a neighbouring property has made a planning application?</p> <p>b. that affects your property in some other way?</p> <p>c. that requires you to do any maintenance, repairs or improvements to your property?</p> <p><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></p>	<p>Please select No</p> <p>Please select No</p> <p>Please select No</p>

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:

21/9/18 _____