

# property questionnaire

Property Address	2 KING HARALD KLOSS KIRKWALL ORKNEY KW15 1FT
Seller(s)	H. SINCLAIR
Completion date of Property Questionnaire	10.4.2019

# 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)

<b>1.</b>	<b>Length of Ownership</b>
	How long have you owned the property? <input type="text" value="4 YEARS"/>
<b>2.</b>	<b>Council Tax</b>
	Which Council Tax band is your property in? <input type="checkbox"/> A <input checked="" 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
<b>3.</b>	<b>Parking</b>
	What are the arrangements for parking at your property? (Please tick all that apply) Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> 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"/>

# property questionnaire

4.	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Please select <b>No</b>
5.	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	Please select <b>No</b>
6.	<b>Alterations/Additions/Extensions</b>	
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 <b>yes</b>, please describe below the changes which you have made:</p> <div data-bbox="193 913 1145 1048" style="border: 1px solid black; height: 60px; width: 100%;"></div> <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered <b>yes</b>, 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 <b>No</b>  Please select
b.	<p>Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered <b>yes</b>, 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 data-bbox="199 1839 1139 1951" style="border: 1px solid black; height: 50px; width: 100%;"></div>	Please select <b>No</b>  Please select  Please select

# property questionnaire

7.	<b>Central heating</b>	
	<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 yes or partial – what kind of central heating is there?</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">AIR SOURCE</div> <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 <b>YES</b></p>
	<p>(i) When was your central heating system or partial central heating system installed?</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">INSTALLED BY PREVIOUS OWNER 2013/14 ?</div> <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> <div style="border: 1px solid black; padding: 5px; width: fit-content;">No</div> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Please select <b>No</b></p>
8.	<b>Energy Performance Certificate</b>	
	<p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p>	<p>Please select <b>YES</b></p>
9.	<b>Issues that may have affected your property</b>	
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 yes, is the damage the subject of any outstanding insurance claim?</p>	<p>Please select <b>No</b></p> <p>Please select</p>

# property questionnaire

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> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Please select</p> <p style="text-align: center; font-size: 1.2em;">No</p>																								
10.	<b>Services</b>																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 40%;">Services</th> <th style="text-align: center; width: 15%;">Connected</th> <th style="text-align: left; width: 45%;">Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">BOTTLED GAS</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; height: 20px; width: 100%;"></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;">SSE</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; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">BOTTLED GAS</div>	Water mains or private water supply	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Electricity	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">SSE</div>	Mains drainage	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Telephone	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Cable TV or satellite	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Broadband	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
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b.	<p><b>Is there a septic tank system at your property?</b></p> <p><u>If you have answered 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><u>If you have answered 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; font-size: 1.2em;">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><u>If you have answered yes, please give details:</u></p> <div data-bbox="185 461 1126 622" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select</p> <p>No</p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p> <div data-bbox="185 842 1126 1003" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select</p> <p>No</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><u>If you have answered yes, please give details:</u></p> <div data-bbox="185 1346 1126 1507" style="border: 1px solid black; height: 70px; width: 100%;"></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><u>If you have answered yes, please give details:</u></p> <div data-bbox="185 1760 1126 1921" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select</p> <p>No</p>

# property questionnaire

<p>f.</p>	<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><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select <b>No</b></p>
<p>12.</p>	<p><b>Charges associated with your property</b></p>	
<p>a.</p>	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select <b>No</b></p>
<p>b.</p>	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Please select <b>No</b> Please select</p>
<p>c.</p>	<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: 70px; width: 100%;"></div>	<p><b>NONE</b></p>

# property questionnaire

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="188 472 1129 633" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select <b>No</b></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="188 860 1129 1021" style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p>Please select <b>No</b></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="188 1402 1129 1496" style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Please select</p>



# property questionnaire

<b>14.</b>	<b>Guarantees</b>	
<b>a.</b>	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> <li>(i) Electrical work</li> <li>(ii) Roofing</li> <li>(iii) Central heating</li> <li>(iv) National House Building Council (NHBC)</li> <li>(v) Damp course</li> <li>(vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)</li> </ul>	<p>Please select <b>No</b></p> <p>Please select <b>No</b></p> <p>Please select <b>No</b></p> <p>Please select <b>No</b></p> <p>Please select <b>No</b></p> <p>Please select <b>No</b></p>
<b>b.</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 data-bbox="193 891 1129 1055" style="border: 1px solid black; height: 73px; width: 587px;"></div>	
<b>c.</b>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="193 1292 1129 1456" style="border: 1px solid black; height: 73px; width: 587px;"></div>	<p>Please select</p>
<b>15.</b>	<b>Boundaries</b>	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="193 1736 1129 1899" style="border: 1px solid black; height: 73px; width: 587px;"></div>	<p>Please select</p> <p><b>No</b></p>

# property questionnaire

16.	Notices that affect your property	
	<p><b>In the past three years have you ever received a notice:</b></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</u>, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.</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):

Hellen Sinclair

Date:

10/4/19