

SCHEDULE 1

Regulations 4 and 5

PART 1

Survey Report Form

**Survey Report**

On

[Property address]

Customer:

Customer address:

Date of inspection:

Prepared by:

## 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	<input type="text"/>
Accommodation	<input type="text"/>
Gross internal floor area (m <sup>2</sup> )	<input type="text"/>
Neighbourhood and location	<input type="text"/>
Age	<input type="text"/>
Weather	<input type="text"/>
Chimney stacks	<input type="text"/>

Roofing including roof space	
Rainwater fittings	
Main walls	
Windows, external doors and joinery	
External decorations	
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	
Ceilings	
Internal walls	
Floors including sub floors	
Internal joinery and kitchen fittings	
Chimney breasts and fireplaces	
Internal decorations	

**Draft Legislation:** This is a draft item of legislation. This draft has since been made as a Scottish Statutory Instrument: The Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008 No. 76

Cellars

Electricity

Gas

Water, plumbing and bathroom fittings

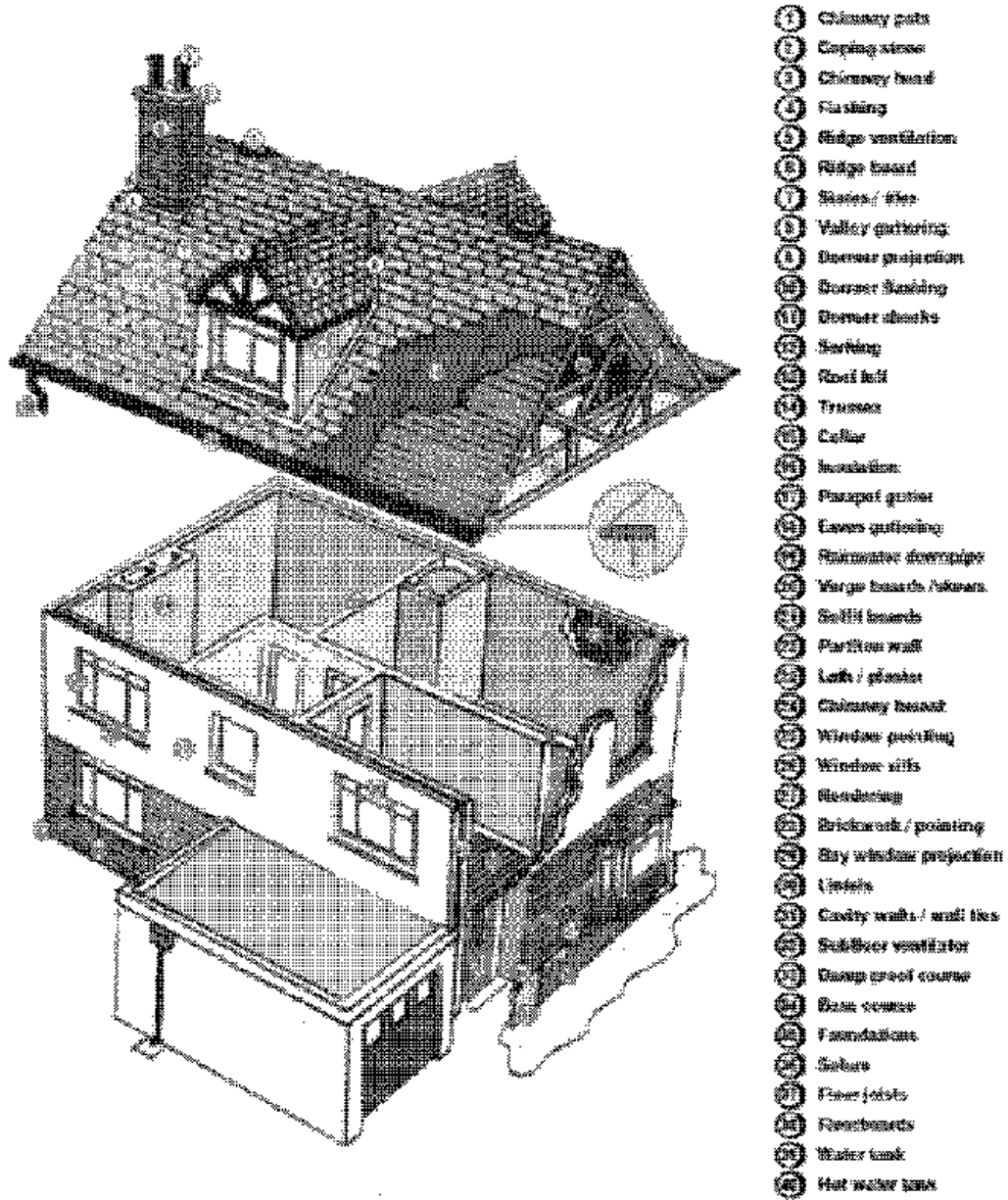
Heating and hot water

Drainage

Fire, smoke and burglar alarms

Any additional limits to inspection:

### 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 terms.







## 2. CONDITION

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

<p><b>Category 3:</b> 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.</p>	<p><b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p><b>Category 1:</b> No immediate action or repair is needed.</p>
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

 <p style="text-align: center;"><b>Structural movement</b></p>	
Repair category:	
Notes:	
 <p style="text-align: center;"><b>Dampness, rot and infestation</b></p>	
Repair category:	
Notes:	
 <p style="text-align: center;"><b>Chimney stacks</b></p>	
Repair category:	
Notes:	
 <p style="text-align: center;"><b>Roofing including roof space</b></p>	
Repair category:	
Notes:	
 <p style="text-align: center;"><b>Rainwater fittings</b></p>	
Repair category:	
Notes:	

<b>Category 3:</b> 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.	<b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.	<b>Category 1:</b> No immediate action or repair is needed.
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 <b>Main walls</b>	
Repair category:	
Notes:	
 <b>Windows, external doors and joinery</b>	
Repair category:	
Notes:	
 <b>External decorations</b>	
Repair category:	
Notes:	
 <b>Conservatories / porches</b>	
Repair category:	
Notes:	
 <b>Communal areas</b>	
Repair category:	
Notes:	
 <b>Garages and permanent outbuildings</b>	
Repair category:	
Notes:	






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 <p style="text-align: center;"><b>Outside areas and boundaries</b></p> <p>Repair category: <input type="text"/></p>	
Notes:	
 <p style="text-align: center;"><b>Ceilings</b></p> <p>Repair category: <input type="text"/></p>	
Notes:	
 <p style="text-align: center;"><b>Internal walls</b></p> <p>Repair category: <input type="text"/></p>	
Notes:	
 <p style="text-align: center;"><b>Floors including sub-floors</b></p> <p>Repair category: <input type="text"/></p>	
Notes:	
 <p style="text-align: center;"><b>Internal joinery and kitchen fittings</b></p> <p>Repair category: <input type="text"/></p>	
Notes:	






<p><b>Category 3:</b> 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.</p>	<p><b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p><b>Category 1:</b> No immediate action or repair is needed.</p>
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 <b>Chimney breasts and fireplaces</b>	
Repair category:	
Notes:	
 <b>Internal decorations</b>	
Repair category:	
Notes:	
 <b>Cellars</b>	
Repair category:	
Notes:	
 <b>Electricity</b>	
Repair category:	
Notes:	
 <b>Gas</b>	
Repair category:	
Notes:	

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 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	
Notes:	
 <b>Heating and hot water</b>	
Repair category:	
Notes:	
 <b>Drainage</b>	
Repair category:	
Notes:	

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

Structural movement		<p><b>Repair Categories</b></p> <p><b>Category 3:</b> 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</p> <p><b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.</p> <p><b>Category 1:</b> No immediate action or repair is needed.</p>
Dampness, rot and infestation		
Chimney stacks		
Roofing including roof space		
Rainwater fittings		
Main walls		
Windows, external doors and joinery		
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Electricity		
Gas		
Water, plumbing and bathroom fittings		
Heating and hot water		
Drainage		

#### Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

#### Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately

achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

**Three steps or fewer to a main entrance door of the property:** In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

#### 4. VALUATION AND CONVEYANCER ISSUES

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

##### **Matters for a solicitor or licensed conveyancer**

##### **Estimated re-instatement cost for insurance purposes**

##### **Valuation and market comments**

**Report author:**

**Address:**

**Signed:**

**Date of report:**

Regulations 4 and 5

## PART 2

### Information on energy efficiency

1. The total floor area of the rooms in the house which are artificially heated or cooled.
2. The main type of heating and fuel.
3. The calculation tool used in compiling the energy report.
4. A list of recommended measures to improve the energy efficiency of the dwelling, including measures that may become cost-effective in the future and measures that may be cost-effective when other building work is being carried out.
5. Information describing each recommended measure.
6. The typical cost of each recommended measure.
7. Typical cost savings for each recommended measure.
8. An indication of current carbon dioxide emissions resulting directly or indirectly from energy use within the house (for heating, lighting, mechanical ventilation and air conditioning but not for appliances) and an indication of potential emissions if the recommended measures were implemented.
9. An indication of current and potential (if the recommended measures were implemented) energy use expressed in kilowatt hours per square metre (kWh per m<sup>2</sup>) of floor area per annum.
10. An indication of current and potential (if the recommended measures were implemented) running costs for lighting, heating and hot water.
11. An indication of current and potential (if the recommended measures were implemented) energy efficiency of the house.
12. An explanation of the standard assumptions made about occupancy, heating patterns and geographical location, and the factors that the calculations of energy use and fuel costs take into account.
13. Advice that works to carry out recommended measures may require permissions, warrants or certificates to be obtained.
14. Contact details for sources of further information on energy efficiency.