

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Surveyor Reference	AE/3709
Customer	Client of Black Hay
Selling address	34 Dalblair Court Ayr KA7 1UJ
Date of Re-inspection	18/07/2024
Date of Original Inspection	19/03/2024
Prepared by	Kevin S Hay, BSc MRICS Ayr - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

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 Property.¹

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.

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

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 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.

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 Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

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

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

- 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.

2.3.1 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.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 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" 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

7KLV VHFWRQ WHOOV \RX DERXW WKH W\SH DFFRPPRGDWLRQ ,OHLJ
DOVR WHOOV \RX DERXW WKH H[WHQW RI WKH LQVSHFWLRQ DQG KLJK

\$OO UHIHUHQFHV WR YLVXDO LQVSHFWLRQ UHIHU WR DQ LQVSHFWLRQ
REWUXFWLRQV DQG H[WHUQDOO\ IURP JURXQG OH\HOUZLW\WKHQFWKHW
RU ULJKW LQ D GHVFULSWLRQ RI WKH H[WHULRU RI WKH SURSHU\ U
WKH SURSHU\ IURP WKH RXWVLGH

7KH LQVSHFWLRQ LV FDUULHG RXW ZLWKRXW FDXVLQJ GDPDJH WR WK
WKH RFFXSLHUV RU H[WHQW 6XUYH\RUH VWRUHG LWHPV DQG LQVXODWL
WKH UHSRUW WKH 6XUYH\RU ZLOO DVVXPH WKDW QR KDUPIXO RU KDJ
WKH FRQVWUXSWHQFH RU SRVVLEOH FRQVHTXHQFHV RI DQ\ VLWH P

6HUYLFHV 79 FIDDOH FRQQHFWRQ LQWHUQHW FRQQHFWRQ VZLPPLO
EH LQVSHFWHG RU UHSRUWHG RQ

'HVFULSWLRQ	7KH VXEMHFW SURSHU\ FRPSULVHV D SXUSR VH VWRUH\ UHVLUHPHQW EXLOGLQJ
\$FFRPPRGDWLRQ)LUVW IORRU HQW\ULQJHURPOZDLWFKHQ EHGUR URRP ZLWK :&
*URVV LQWHUQDO P	ORXUHDPHUHV
1HLJKERXUKRRG ORFDWLRQ	DQGL SURSHU\ LV ORFDWHG LQ D PL[HG DUHD GH SURSHU\LV ZLWKLQ ZDONLQJ GLVWDQFH RI D ZLG DPHQLWLHV
\$JH	\HDUV
: HDWKHU	2YHUFVW DQG GU\
&KLPQH\ VWDFNV	1RQH

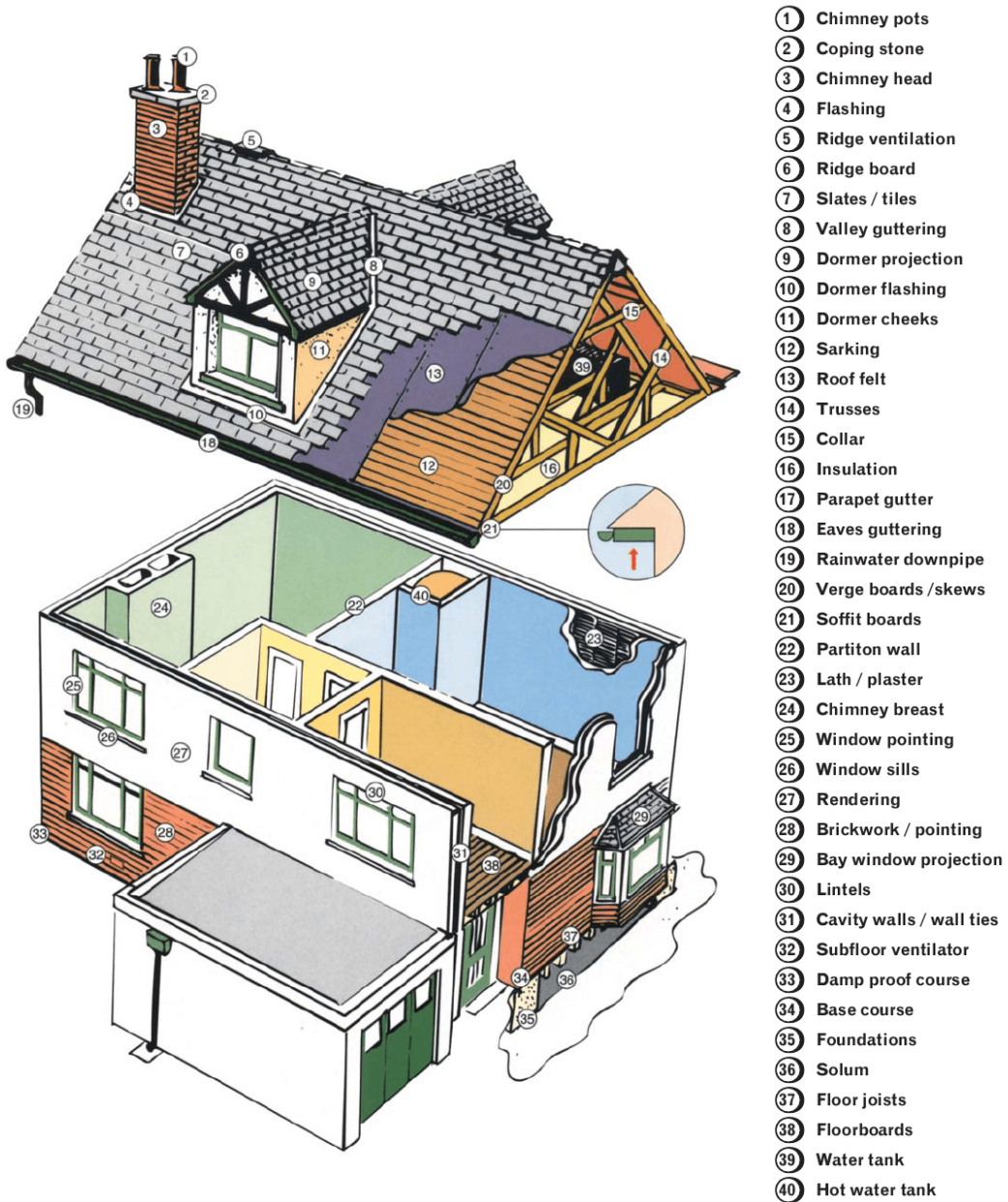
<p>5RRILQJ LQFOXG VSDFH</p>	<p>LQKHURRI LV SLWFKHG WLPHURRDPHGPBIOZR WNL O LQFRUSRUDWHV YDOOH\ JXWWHUV</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p>
<p>5DLQZDWHU ILWV</p>	<p>5DLQZDWHU JRRGV DUH RI 39&</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>0DLQ ZDOOV</p>	<p>7KH RXWHU ZDOOV DUH RI FDYLW\ EULFN ZR H[WHUQDOO\ DQG LQFRUSRUDWLQJ FRPSRVLWLWRQ</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>:LQGRZV H[WHU DQG MRLQHU\</p>	<p>DOH ZRQV DUH RI 839& IUDPHG GRXEOH JOD]H</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
<p>([WHUQDO GHFRU</p>	<p>DWLQRHG DV UHTXLUHG</p> <p>Visually inspected.</p>
<p>&RQVHUYDWRULH</p>	<p>VRWSRSLHDEOH</p>
<p>&RPPXQDO DUHD</p>	<p>V7KHUH DUH FRPPXQDO DUHDV ZIKMILHQLW KHSDHWHH OLIW ZLWKLQ WKH EXLOGGLQJ DQG WKHUH LV DOVR JXHVV XLWH ,W LV DOVR XQGHUVWRRG WKDW W EXLOGGLQJ</p> <p>Circulation areas visually inspected.</p>
<p>*DUDJHV DQG SH RXWEXLOGGLQJV</p>	<p>URDQHRVWHHRW FDU SDUNLQJ</p> <p>Visually inspected.</p>

<p>2XWVLGH DUHDV ERXQGDULHV</p>	<p>DUHD FRPPXQDO JDUGHQ JURXQGV DUH ODLG DQG VKRHEVDUH HQFORVHG LQ VWRQH ZDOOV ZKH Visually inspected.</p>
<p>&HLOLQJV</p>	<p>7KH FHLLOLQJV DUH RI SODVWHUERDUG ZLWK DQ Visually inspected from floor level.</p>
<p>,QWHUQDO ZDOOV</p>	<p>,QWHUQDO ZDOOV DUH SODVWHUERDUG OLQH Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<p>)ORRUV LQFOXGL</p>	<p>ORRUV DORRUV RQFUHH Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p>
<p>,QWHUQDO MRLQ ILWWLQJV</p>	<p>HUKHQWFKHQFKHQWWHG ZLWK DQ DPSOH QXPEHU 'RRU VXUURXQGV DQG VNLUWLQJ ERDUGV KDYH D Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p>
<p>&KLPQH\ EUHDVW ILUHSODFHV</p>	<p>VKQGLV D PRGHUQ HOHFWULF ILUH LQ WKH OLY Visually inspected. No testing of the flues or fittings was carried out.</p>
<p>,QWHUQDO GHFR</p>	<p>UHWHRQDO ZDOOV KDYH DQ HPXOVLRQH ILQLVK Visually inspected.</p>
<p>&HOODUV</p>	<p>1RW DSSOLFDEOH</p>
<p>(OHFWULFLW\</p>	<p>ODLQV FRQQHFWHG 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>* DV</p>	<p>1R VXSSO\</p>
<p>: DWHSLQXPELQJ D EDWKURRP ILW</p>	<p>0DLQV FRQQHFWHG 7KH VKRZHU URRP FRPSULVHV D :& ZDVK KDQG E</p> <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>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>
<p>+ HDWLQJ DQG KR</p>	<p>WHZDWHUJLV E\ HOHFWULF ZDOO KHDWHUV 7KH KDOO FXSERDUG KRXXVHV SHDN * DDIGLV OOVMOH</p> <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>' UDLQDJH</p>	<p>0DLQV FRQQHFWHG</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>
<p>)LUH VPRNH DQG DODUPV</p>	<p>7KHUH ODUH VPRNH DQG KHDWHU DDWH DQVW KHP HOH SXOO FRUGV DQG D ILUH DODUP LQ WKH EXLOGLQ</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>

<p>\$Q\ DGGLWLRQDO LQVSHFWLRQ</p>	<p>\$Q\ DGGLWLRQDO LQVSHFWLRQ</p> <p>IXUQLVKHG ZLWK ILWWHG IORRU FRYHULQJV WKU DQG LQWHUQDOO\ IURP JURXQG IORRU OHYHO</p> <p>\$FFHVV FRXOG QRW EH JDZHG HWIRVDDR URRI IORRO</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>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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</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.

VXUYH\ UHSRUW

7KLV VHFWRU LGHQWLILHV SUREOHPV DQG WHOOV \RX DERXW
DERYH FDWHJRULHV

&DWHJRU\	&DWHJRU\	&DWHJRU\
8UJHQW UHSDLUV RU UHSODFHPSQWVDEHQHSIGIRGHRIZGLDWH)DLOXUH WR GHDO ZLWK WKHPHFDLFDQVHXSRUHDWVWQHQWLRHS WR RWKHU SDUVV RI WKH SURSWUHWWRUFDXVHDEHQHGLWDO KDJDUG (VWLPDWHV IRU UHSODGUVVRIUHSODFHPHQW DUH QHHGHG QRZ		

6WUXFWXUDO PRYHPHQW	
5HSDLU FDWHJRU\	1
1RWHV	7KH IODW VKRZV QR VLJQV RI DQ\ VLJQLILFDQW F

'DPSQHVV URW DQG LQIHVDWLRQ	
5HSDLU FDWHJRU\	1
1RWHV	1R UHSRUWDEOH GHIHFWV XQGHU WKLW KHDGLQJ

&KLPQH\ VWDFNV	
5HSDLU FDWHJRU\	
1RWHV	1RQH

5RRILQJ LQFOXGLQJ URRI VSDFH	
5HSDLU FDWHJRU\	1
1RWHV	,W LV XQGHUVWRRG WKDW WKH EXLOGGLQJ KDV EH JXDUDQWHHV VKRXOG EH SUHVHUYHG IRU IXWXUH 7KH URRI FRYHULQJ LV KRZHYHU RI D VW\OH ZLO

5DLQZDWHU ILWWLQJV	
5HSDLU FDWHJRU\	1
1RWHV	1R PDWHULDO GHIHFWV ZHUH QRWHG DW UDLQZD

VXUYH\ UHSRUW

&DWHJRU\	&DWHJRU\	&DWHJRU\
8UJHQW UHSDLUV RU UHSOD)DLOXUH WR GHDO ZLWK WK WR RWKHU SDUVV RI WKH SUR KD]DUG (VWLDPDWHV IRU UHS DUH QHHGHG QRZ	FHPSDQWVDBHQHS HPHFDLFDQVHXSRU RSWUHWWRUFDKVDHGHG SDGMVVRIG UHSODFHPHQW	GIRGHRPZGLDWH HWPVWVWQHRWLRHS DHWVWQHRWLRHS DHWVWQHRWLRHS

0DLQ ZDOOV	
5HSDLU FDW\RU\	1
1RWHV	7KH H[WHUQDO ZDOOV ZHUH IRXQG WR EH IUHH I

:LQGRZV H[WHUQDO GRRUV DQG MRLQHU\	
5HSDLU FDW\RU\	1
1RWHV	1R VLJQLILFDQW GHIHFWV ZHUH QRWHG DW WKH

([WHUQDO GHFRUDWLRQV	
5HSDLU FDW\RU\	1
1RWHV	7KH H[WHUQDO DSSHDUDQFH RI WKH SURSHUW\ L

&RQVHUYDWRULHV SRUFKHV	
5HSDLU FDW\RU\	
1RWHV	1RW DSSOLFDEOH

&RPPXQDO DUHDV	
5HSDLU FDW\RU\	1
1RWHV	7KH FRPPXQDO DUHDV DUH XQGHUVWRRG WR EH V /RULPHU 3URSHUW\ *URXS WR ZKRP IDFWRU FKD

*DUDJHV DQG SHUPDQHQW RXWEXLOGLQJV	
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PART 2.

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



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PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.



Energy Performance Certificate (EPC)

Scotland

Dwellings

34 DALBLAIR COURT, DALBLAIR ROAD, AYR, KA7 1UJ

Dwelling type: Mid-floor flat
Date of assessment: 19 March 2024
Date of certificate: 20 March 2024
Total floor area: 48 m²
Primary Energy Indicator: 190 kWh/m²/year

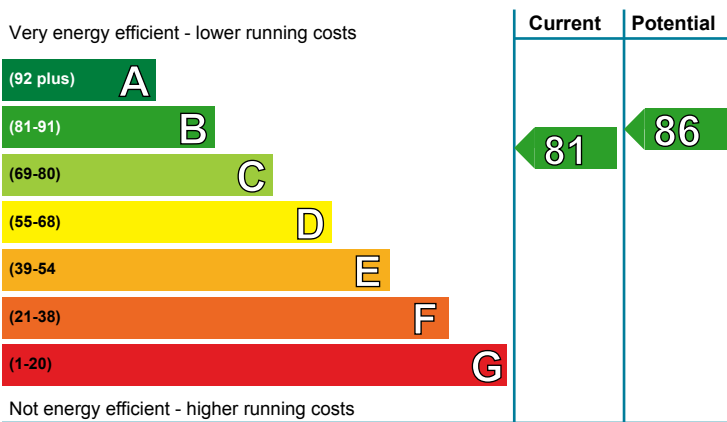
Reference number: 6414-1627-0000-0551-9296
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Room heaters, electric

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,103	See your recommendations report for more information
Over 3 years you could save*	£483	

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

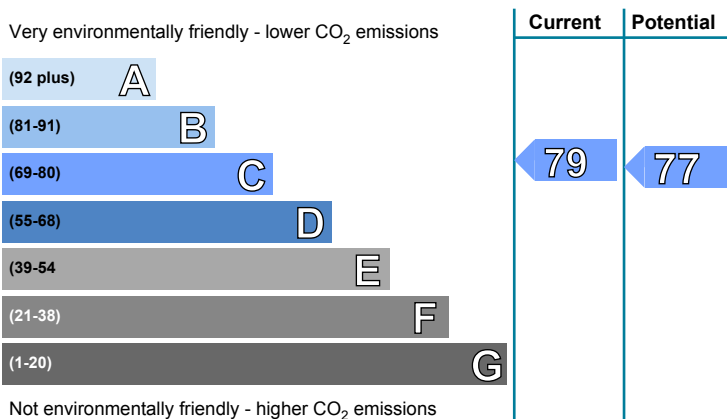


Energy Efficiency Rating

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 (81)**. 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.



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 C (79)**. 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

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£800 - £1,200	£483.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★★☆☆☆
Main heating controls	Programmer and appliance thermostats	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★☆☆☆
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 32 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 1.6 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	£933 over 3 years	£555 over 3 years	
Hot water	£918 over 3 years	£792 over 3 years	
Lighting	£252 over 3 years	£273 over 3 years	
Totals	£2,103	£1,620	

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

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£161		

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 High heat retention storage heaters

Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified electrical heating engineer. Ask the engineer to explain the options, which might also include switching to other forms of electric heating.

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

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,155	N/A	N/A	N/A
Water heating (kWh per year)	1,589			

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. Kevin Hay
Assessor membership number:	EES/008225
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	3 Alloway Street Ayr KA7 1SP
Phone number:	01292 260509
Email address:	ayr@alliedsurveyorsscotland.com
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.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.





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	LL 'LG \RX REWDLQ SODQQLQJ SHUPLVVLRQ EXLOGLQJ ZD FHUWLILFDWH DQG RWKHU FRQVHQWV IRU W K L V Z R U N 1 2	
	,I \RX KDYH DQVZHUHG \HV WKH UHOHYDQW GRFXPHQWV Z WKH SXUFKDVHU DQG \RX VKRXOG JLYH WKHP WR \RXU VRO SRVVLEOH IRU FKHFNLQJ	
	,I \RX GR QRW KDYH WKH GRFXPHQWV \RXU VHOI SOHDVH Q WKHVH GRFXPHQWV DQG \RXU VROLFLWRU RU HVWDWH DJH REWDLQ WKHP	
E	+DYH \RX KDG UHSODFHPHQW ZLQGRZV GRRUV SDWLRGR JOD]LQJ LQVWDOOHG LQ \RXU SURSHUW\ > @ < (6 > @ 1 2	
	,I \RX KDYH DQVZHUHG \HV SOHDVH DQVZHU WKH WKUHH T	
	L HUH WKH UHSODFHPHQWV WKH VDPH VKDSH DQG W\SH D UHSODFHG" > @ < (6 > @ 1 2	
	LL 'LG WKLW ZRUN LQYROYH DQ\ FKDQJHV W @ < W K H Z L Q G R Z	
	LLL 3OHDVH GHVFULEH WKH FKDQJHV PDGH WR WKH ZLQG GRRUV ZLWK DSSUR[LPDWH GDWHV ZKHQ WKH ZRUN ZDV F 3OHDVH JLYH DQ\ JXDUDQWHHV ZKLFK \RX UHFHLYHG IRU W VROLFLWRU RU HVWDWH DJHQW	
	&HQWUDO KHDWLQJ	
D	,V WKHUH D FHQWUDO KHDWLQJ V\WHP LQ \RXU SURSHUW FHQWUDO KHDWLQJ V\WHP LV RQH ZKLFK G R H V (6 Q R W @ 1 2 WKH SURSHUW\ WKH PDLQ OLYLQJ URRP W K H E H G U R R P V EDWKURRP > @ 3 D U W L D O	

	,I \RX KDYH DQVZHUHG \HV RU SDUWLDO WKHUH" ([DPSOHV JDV ILUHG VROLG IXHO HOHFWULF VW ZDUP DLU	ZKDW NLQG RI FH
	,I \RX KDYH DQVZHUHG \HV SOHDVH DQVZHU WKH WKUHH T	
	L :KHQ ZDV \RXU FHQWUDO KHDWLQJ V\WHP RU SDUWLDO V\WHP LQVWDOOHG"	
	LL 'R \RX KDYH D PDLQWHQDQFH FRQWUDFW@R(6 WK@1EHQ	
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH GHWDLOV RI WKH ZKLFK \RX KDYH D PDLQWHQDQFH FRQWUDFW	
	LLL :KHQ ZDV \RXU PDLQWHQDQFH DJUHH PHQW ODVW UHQ SURYLGH WKH PRQWK DQG \HDU	
	(QHUI\ 3HUIRUPDQFH &HUWLILFDWH	
	'RHV \RXU SURSHUW\ KDYH DQ (QHUI\ 3HUIRUPDQFH &HUWL OHVV WKDQ \HDUV ROG"	>[@ < (6 > @ 12
	,VVXHV WKDW PD\ KDYH DIIHFWHG \RXU SURSHUW\	
D	+DV WKHUH EHHQ DQ\ VWRUP IORRG ILUH RU RWKHU VWUX SURSHUW\ ZKLOH \RX KDYH RZQHG LW"	> @ < (6 > @ 12
	,I \RX KDYH DQVZHUHG \HV LV WKH GDPDJH WKH VXEMHFW RXWVWDQGLQJ LQVXUDQFH FODLP"	> @ < (6 > @ 12
E	\$UH \RX DZDUH RI WKH H[LVWHQFH RI DVEHVWRV LQ \RXU S	> @ < (6 > @ 12 >[@ 'RQ W NQRZ
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH GHWDLOV	
	6HUYLEFHV	
D	3OHDVH WLFN ZKLFK VHUYLEFHV DUH FRQQHFHWHG WR \RXU S	
	6HUYLEFHV	&RQQHFWHG SSOLHU
	*DV RU OLTXLG SHWUROHXP JDV	
	: DWHU PDLQV RU SULDWH ZDWHU VXSOFRWWLWKU	
	(OHFWULFLW\	< 6FRWWLVK 3RZHU
	ODLQV GUDLQDJH	< 1RW NQRZQ
	7HOHSKRQH	1
	&DEORU VDWHOOLWH	1
	%URDGEDQG	1
E	,V WKHUH D VHSWLF WDQN V\WHP DW \RXU	> @ < (6 > @ 12

	,I \RX KDYH DQVZHUHG \HV SOHDVH DQVZHU WKH WZR TXH	
	L 'R \RX KDYH DSSURSULDWH FRQVHQWV WDKN"	IRU WKH > @ < (6 > @ 12 > @ 'RQ W NQRZ
	LL 'R \RX KDYH D PDLQWHQDQFH FRQWUDFW	FW @ < (6 > @ 12
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH ZKLFK \RX KDYH D PDLQWHQDQFH FRQWUDFW	GHWDLOV RI WKH FW
	5HVSQRVLELOLWLHV IRU VKDUHG RU FRPPRQ DUHDV	
D	\$UH \RX DZDUH RI DQ\ UHVSQRVLELOLW\ WR XVHG MRXU\ QM\ DV WKH UHSDLU RI D VKDUHG ERXQG\ J\ DUGHQ DUHD"	EXWH WR UHSDLU > @ < (6 > @ 12 > [@ 'RQ W NQRZ
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH	GHWDLOV
E	,V WKHUH D UHVSQRVLELOLW\ WR URRI FRPPRQ VWDLUZHOO RU RWKHU FRPPRQ	EXWH WR UHSDLU > @ < (6 > @ 12 > @ 1 \$
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH	GHWDLOV
F	+DV WKHUH EHHQ DQ\ PDMRU UHSDLU RU GXULQJ WKH WLPH \RX KDYH RZQHG WKH SURSHU\	UHSODFH PHQW RI > @ < (6 > @ 12 > @ 1 \$
G	'R \RX KDYH WKH ULJKW WR HDPSOH WR SXW RXW \RXU UXEELVK ELQ	DQ\ RI \RXU QHLJK > @ < (6 > @ 12 > @ 1 \$
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH	GHWDLOV
H	\$V IDU DV \RX DUH DZDUH GR DQ\ RI \RXU ZDON RYHU \RXU SURSHU\ WR PDLQWDLQ WKHLU ERXQGDULHV"	QHLJKERXUV KD > @ < (6 > @ 12 > @ 1 \$
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH	GHWDLOV
I	\$V IDU DV \RX DUH DZDUH LV WKHUH D RI \RXU SURSHU\ " SXEOLF ULJKW RI D ULJKW WR SDVV ZKHWKHU RU QRW WKH	EOLF ULJKW RI Z > @ < (6 > @ 12 > @ 1 \$
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH	GHWDLOV
	&KDUJHV DVVRFLDWHG ZLWK \RXU SURSHU\	
D	,V WKHUH D IDFWRU RU DQVZHUHG \HV SOHDVH SURYLGH WKH QDRI DQ\ GHSRVLW KHOG DQG DSSUR[LPDWH	IRU \RXU SURS > @ < (6 > @ 12 > @ 1 \$
	Not known	
E	,V WKHUH D FRPPRQ EXLOGGLQJV LQVXUDQFH	> [@ < (6 > @ 12 > @ 'RQ W NQRZ
	,I \RX KDYH DQVZHUHG \HV LV WKH FRVW PRQWKO\ DQXDO IDFWRUV FKDUJHV"	RI WKH LQVXUDQ > [@ < (6 > @ 12

F	3OHDVH JLYH GHWDLOV RI DQ\ RWKHU FKD EDVLV IRU WKH XSNHHS RI FRPPRQ DUHDV UHVLGHQWV DVVRFLDWLRQ RU PDLQWHQD	UJHV \RX KDYH W RU UHSDLU ZRUI DQFH RU VWDLU
	6SHFLDOLVW ZRUNV	
D	\$V IDU DV \RX DUH DZDUH KDV WUHDWPHQW RWKHU VSHFLDOLVW ZRUN HYHU EHHQ FDUULHG	W RI GU\ URW Z ULHG \RXW WR \R
	,I \RX KDYH DQVZHUHG \HV SOHDVH VD\ Z ZKHWKHU \RX FDUULHG RXW WKH UHSDLUV EHIRUH \RX ERXJKW WKH SURSHU\	KDW WKH UHSDLU DQG ZKHQ RU
E	\$V IDU DV \RX DUH DZDUH KDV DQ\ SUHYH RU GDPS HYHU EHHQ FDUULHG RXW WR \RX	QWDWLYH ZRUN SURSHU\
	,I \RX KDYH DQVZHUHG \HV SOHDVH JLYH GHWDLOV	
F	,I \RX KDYH DQVZHUHG \HV WR D RU E UHODWLQJ WR WKLW ZRUN"	GR \RX KDYH DQ > @ < (6 > @ 12
	,I \RX KDYH DQVZHUHG \HV WKHVH JXDUD SXUFKDVHU DQG VKRXOG EH JLYHQ WR \RX FKHFNLQJ ,I \RX GR QRW KDYH WKHP \RX WKHVH GRFXPHQWV DQG \RXU VROLFLWRU WKHP WR EH <REMOVED> OVER QHHG WR SURYLGH D ZRUN FDUULHG RØWEH VKRZQ LQ WKH RULJLQDO *XDUDQWHHV DUH KHOG E\	QWHHV ZLOO EH RU DY ZU DJH FULS PDWH

	*XDUDQWHHV	
D	\$UH WKHUH DQ\ JXDUDQWHHV RU ZDUUDQWLHV IRU DQ\ RI V	
L	(OHFWULFDO ZRUN @12 > @<(6 >[@'RQ W NQRZ > @:LWK WL	
LL	5RRILQJ > @12 > @<(6 >[@'RQ W NQRZ > @:LWK WL	
LL	&HQWUDO KHDWLQJ@12 > @<(6 >[@'RQ W NQRZ > @:LWK WL	
LY	1DWLRQDO +RXVH %XLOGLOJ > @12 > @<(6 >[@'RQ W NQRZ > @:LWK WL	
Y	'DPS FRXUVH > @12 > @<(6 >[@'RQ W NQRZ > @:LWK WL	
YL	\$Q\ RWKHU ZRUN RU LQVWDOODWLRQV" IRU H[DPSOH FDYLW\ ZDOO LQVX@DWLRQ <(6 >[@'RQ W NQRZ > @:LWK WL XQGHUSLQQLQJ LQGHPQLW\ SROLF\	
E	,I \RX KDYH DQVZHUG \HV RU ZLWK WLWOH GHGUV SOH LQVWDOODWLRQV WR ZKLFK WKH JXDUDQWHH V UHODWH V	
F	\$UH WKHUH DQ\ RXWVWDQGLQJ FODLPV XQGHU DQ\@4(WKH@12 JXDUDQWHHV OLVWHG DERYH"	
	,I \RX KDYH DQVZHUG \HV SOHDVH JLYH GHWDLOV	

	%RXQGDULHV	
	6R IDU DV \RX DUH DZDUH KDV DQ\ ERXQGDU@R(6\RX@12 SUR PRYHG LQ WKH ODVW \HDUV" >[@'RQ W NQRZ	
	,I \RX KDYH DQVZHUG \HV SOHDVH JLYH GHWDLOV	
	1RWLFHV WKDW DIIHFW \RXU SURSHUW\	
	,Q WKH SDVW WKUHH \HDUV KDYH \RX HYHU UHFHLYHG D QRW	
D	DGYLVLQJ WKDW WKH RZQHU RI D QHLJKERXULQJ SURSHUW SODQQLQJ DSSOLFDFWLRQ" > @<(6 > @12	
E	WKDW\WFMV \RXU SURSHUW\ LQ VRPH RWKHU ZD@<(6 > @12	
F	WKDW UHTXLUHV \RX WR GR DQ\ PDLQWHQDQFH UHSDLVV \RXU SURSHUW\ " > @<(6 > @12	
	,I \RX KDYH DQVZHUG \HV WR DQ\ RI D F DERYH SOHDVH JLYH WR \RXU VROLFLWRU RU HVWDWH DJHQW LQFOXGLQJ DQ\ DQ\ WLPH EHIRUH WKH GDWH RI HQWU\ RI WKH SXUFKDVHU	

'HFODUDWLRQ E\ WKH VHOOHU V RU RWKHUHD	FRVQRWR WHGDWRV LQIRUPDWLRQ LQ WKLV IRUP LV WUXH DQG FRUUHFW WR WKH
6LJQDWXUH	6WHSKHQ 1HLOOLH
&DSDFLW\	> @2ZQHU >[@/HSSBLQWHGW IRU 2ZQHU
'DWH	