

\* Last Log Burner Service/  
Chimney Sweep =  
21.11.2023.

**Part A**

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Gas - British Gas.

Do you have underfloor heating or radiators?

Underfloor in kitchen + radiators elsewhere

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

No

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

No

Are there any communal heating systems? If yes, please provide the above and any further information on this.

No

Where is the boiler and when was it installed?

Kitchen - December 2022

Is it a combination boiler or do you have a separate water tank?

Combination - Last Serviced 24.11.23.  
- installer date - 20.12.22.

Fuse box location?

Downstairs toilet

Gas meter location?

outside at the back of property down  
the side - same for  
electric.

**Water and drainage:**

Do you have a water meter and if so, where is it located?

Dont know so?

Is the water supplied by a borehole, spring or well?

No idea

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains

Is there a water softener?

Yes in the kitchen.

Stop cock location?

Under kitchen sink

Phone and internet:

Broadband type and indication of speed?

Virgin

Mobile signal / coverage?

V Good - no issues we have eero's

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

Is there parking to the property? Please provide information.

Yes Private - 2 cars

Is there a garage and where is it located?

NO

Property construction:

What year was the property built?

N/A

If new build / newly converted, is the title registered?

NO

Is the building pre-fabricated? If yes, who do you insure with?

NO

Is the building thatched? If yes, who do you insure with?

NO

Are there timber windows?

~~No~~ Yes - on landing + in the bathroom

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Converted 2 flats back to a house.

Date of completion of inspection - 12.6.2020.

Has the property ever undergone any structural work or underpinning?

NO

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

No.

**Part B**

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

No

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

Not known

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

left side

Are there any public right of ways, easements or servitudes?

No

Are there any Tree Protection orders in the garden? Are any trees above 50'?

No

Is there any known flood risk of coastal erosion to your property or the local area?

No

Which way is the garden facing?

**Other:**

Are you prepared to vacate the property?

No

Have you considered which fixtures and fittings you would leave or take with you?

happy to leave all.

Is your loft boarded and insulated? Is there a loft ladder?

Yes + Yes

Are you aware of any spray foam insulation?

No