White Horse
SURVEYORS

Home Report

29 HAZELWOOD AVENUE,
NEWTON MEARNS,
GLASGOW,
G77 5QT

Date of Valuation: 11/JAN/2019
Our Reference: EU108558

Single Survey

survey report on:

Property address	29 HAZELWOOD AVENUE NEWTON MEARNS GLASGOW G77 5QT

Customer	Mr & Mrs Cumming

Customer address	

Prepared by	White Horse Surveyors Limited

Date of inspection	11th January 2019

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.

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 the 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.

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

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

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

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
- 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.

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

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" 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. 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.

Single Survey

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	The subjects comprise of a detached bungalow set over ground and attic levels.

Accommodation	The accommodation comprises: Ground Floor: Entrance vestibule, hallway, living room, bedroom, dining room, bathroom (with WC), WC, kitchen with box room/study and utility area off. First Floor: Upper landing and two bedrooms.

Gross internal floor area (m²)	135 square metres or thereby.

Neighbourhood and location	The subjects are located within the Newton Mearns district of Glasgow, where surrounding properties are generally of similar design, use and character. All local amenities and facilities can be found within the wider geographical area and are considered to be within a relatively reasonable commuting distance.

Age	Built circa 1935, 83 years approximately (estimated for Home Report purposes).

Weather	It was dry and overcast at the time of our inspection.

Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There is both an assumed brick and rendered chimney and a replacement metal flue set within the roof structure. There are two fireplaces set within the subjects to both living and dining rooms. The provision was viewed from our ground level external vantage point only.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **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.** The roof, where seen, is of pitched design and overlaid with a tiled finish. The roof over the rear outshoot is of a mono-pitched and slated nature. A dormer projection has been included within the design of the roof structure to the front elevation. From ground level this would appear to be clad in a felt finish. The ridge tiling has a mortar pointed finish and as a result occasional ongoing maintenance should be anticipated. Our inspection within the roof void area was limited to the accessible areas available for inspection, on the date of our inspection. As a result no full inspection has taken place. There is an installed 'Velux' styled window within the roof structure providing natural lighting to the upper landing area.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are a combination of cast iron and PVC materials.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are assumed to be of cavity brick construction having a predominantly rendered external façade. The render has a paint applied finish. Regular filled holes to the external facade would appear to indicate that cavity wall insulation has been introduced in recent years. Given the cavity wall insulation which has been introduced within recent years, ongoing maintenance and repair should be anticipated to the external facade of the subjects in order to provide a weatherproof building element.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The subjects are accessed by way of storm doors which in turn lead to a uPVC glazed door to the property itself. The window openings are of double glazing in the majority. There is patio door provision leading from the rear dining room to the external. There are two stained glass windows set within the rear dining room.

External decorations	**Visually inspected.** Painted finishes to external metalwork, timberwork, masonry and renderwork.

Conservatories / porches	Not applicable.

Communal areas	**Circulation areas visually inspected.** The extent of communal boundaries pertaining to the subjects and maintenance obligations should be confirmed and clarified by reference to the Title Deeds.

Garages and permanent outbuildings	**Visually inspected.** There is a driveway providing off street parking. If it is the case that the driveway is to be utilised to store a motor vehicle then the suitability for use should be checked against the required dimensions, prior to purchase.

Outside areas and boundaries	**Visually inspected.** The extent of outside areas and boundaries pertaining to the subjects and maintenance obligations should be confirmed and clarified by reference to the Title Deeds. The subjects have private grounds to all sides. External areas comprise of lawned, paved and graveled sections. There are sections of mature planting set within. There are mature trees located within the external grounds pertaining to the subjects. The boundaries are formed in block and stone walling with additional hedging and metal fencing sections. There is a timber shed set to the rear grounds, this was not inspected on the date of our inspection and forms no part of our valuation.

Ceilings	**Visually inspected from floor level.** The ceilings within the subjects are formed in a combination of plastered and plasterboard finishes. The living room ceiling has an 'ornate' detailing appearance. Within the subjects there are textured coating, 'Artex' finishes applied to the ceilings. It is known that some earlier brands of this material did contain asbestos fibres. Without carrying out a disruptive test, we are unable to confirm whether such products are present within the finishes noted. The current informed view is, if left undisturbed that this textured finish will pose no hazard to health but that specialist advice should be sought prior to its disturbance.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls within the subjects are a combination of timber lath and plaster, plastered and plasterboard finishes.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** The floors are of assumed suspended timber construction. We had no access to any sub-floor areas at the time of our inspection. At the time of our inspection, the property was fully furnished and fitted with floor coverings in the majority, throughout. Due to the presence of these floor coverings, no sight was possible of the floor structure.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal joinery incorporates timber skirtings and door facings together with internal pass doors of timber construction. The kitchen fittings incorporate a range of floor and wall mounted units. There is also utility area provision, set off the kitchen apartment.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There is an electric feature fire located within the dining room apartment. There is a gas fire set to the living room apartment.

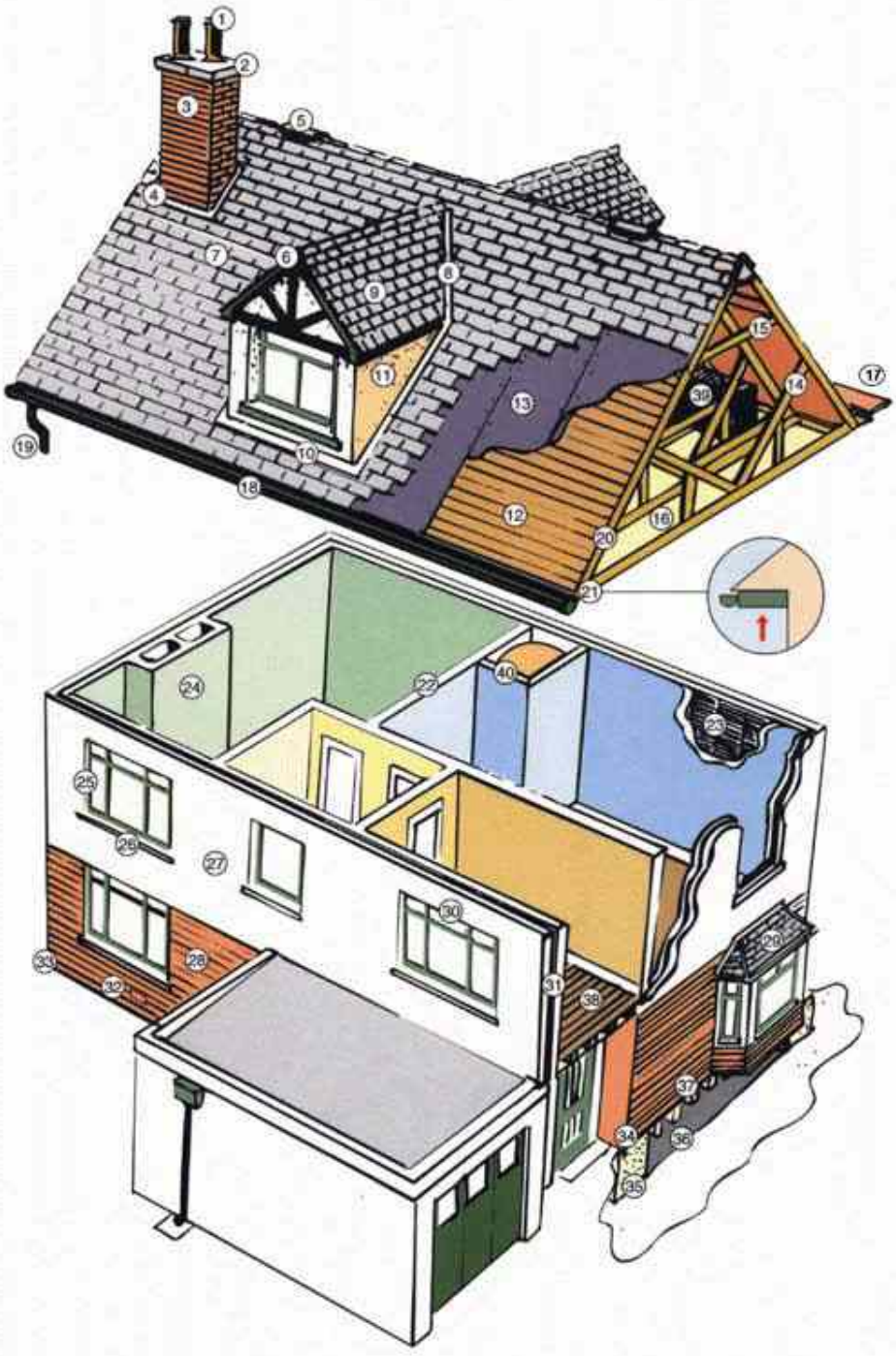
Internal decorations	**Visually inspected.** Internal decorations incorporate paper, paint, tiled, cladding and textured finishes.
Cellars	Not applicable.
Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system 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.** Electricity is from the mains supply with the electrical switchgear located within the store at low level within the entrance hallway. The circuitry incorporates an 'older style' consumer unit distribution system.
Gas	**Accessible parts of the system 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.** Gas is from the mains supply with the meter located within the store at low level within the entrance hallway.
Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Water is from the mains supply. Water piping, where visible, is run in copper and PVC. Bathroom fittings incorporate a three-piece suite within the bathroom. There is a separate WC and wash hand basin provision off the staircase area.
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Domestic heating and hot water are assumed to be provided by the way of the gas fired boiler, wall mounted unit located in the rear external store which forms part of the rear 'outshoot'.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** All foul and surface water drainage is presumed to be to the main public sewer. The system was not tested.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Where not already in place, modern smoke alarms should be installed. For security purposes, no comment will be made on burglar alarms.

Any additional limits to inspection	**For flats / maisonettes** **Only the subject flat and internal communal areas giving access to the flat were inspected.** **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.** **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.** 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. Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible. In areas where no inspection was possible, it has been assumed that there are no defects that will have a material effect on the valuation. As stated in the attached Terms and Conditions, the testing of service installations is out with the scope of this inspection. It is therefore not possible to confirm that all service installations comply with current regulations. Our inspection of the roof structure was limited due to the sight lines affordable from ground floor level. We cannot therefore comment fully upon its condition.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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.

2. Condition

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

Category 3	Category 2	Category 1
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.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural movement	
Repair category	1
Notes	Within the limitations of our inspection, there was no significant structural movement observed to the subjects.

Dampness, rot and infestation	
Repair category	2
Notes	There is evidence of penetrating dampness and timbers in contact may be defective. This matter requires to be investigated by a suitably qualified damp and timber specialist and any resulting works carried out to remedy the associated defects being carried out using guaranteed treatment methods. Condensation mould was noted within the subjects. Improvements to heating and ventilation may help to alleviate this matter. The position should be monitored following a change of ownership. Following our inspection, a reputable firm of Damp and Timber specialists have attended the property and the supplied report is appended to the rear of this Home Report for consideration.

Chimney stacks	
Repair category	2
Notes	Future repair and maintenance should be anticipated to the chimney stacks and associated flashings. Please see our comments within 'Dampness, rot and infestation' for further details.

Roofing including roof space

Repair category	2
Notes	Given the nature of the roof, reactive repairs and regular ongoing maintenance works should be anticipated. Whilst reactive and regular on-going maintenance should help keep the roof structure watertight in the short term a more extensive overhaul such as re-roofing will be required in the medium term. It should be appreciated that flat roof coverings and finishes do have a limited life span and will require reactive repairs and regular ongoing maintenance to ensure that they remain in a wind and watertight condition. It should be appreciated that the ridge tiling has a mortar pointed finish. This pointing is indicative of an older style of finish to the roof structure and as a result ongoing maintenance should be anticipated to these elements. No full inspection was available within the roof void given the access and accommodation set within.

Rainwater fittings

Repair category	2
Notes	We would highlight that it was not raining during our inspection and we would recommend that all rainwater conductors be inspected during heavy rainfall in order to ensure that they allow for a free run off of rainwater. Upgrading to the rainwater fittings should be anticipated as part of future maintenance works.

Main walls

Repair category	2
Notes	Repair works are required to the external façade. All resulting guarantees and documentation for the cavity wall insulation should be obtained and transferred with Title. Please see our comments within 'Dampness, rot and infestation' for further details. It was noted that sections of the render to the external of the property are cracked and bossed. Repairs works are required to be carried out to prevent the possibility of water ingress and any further deterioration.

Windows, external doors and joinery

Repair category	2
Notes	It is anticipated that the provision will be upgraded, following a change of ownership. Double glazed units within the subjects are defective having failed and allowed

	condensation to form between the panes. In such circumstances, the only remedy is to replace the affected units. Double glazing, can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. In addition, seals to double glazed units are prone to unexpected failure. It is therefore likely that maintenance repairs will be required as part of an on- going maintenance programme. A programme of overhaul or renewal of the timber windows, external doors and joinery is now also required. Please see our comments within 'Dampness, rot and infestation' for further details.

External decorations

Repair category	2
Notes	In general terms, the external decoration of the subjects was seen to be in an average state of repair, however, we did note some localised sections that are weathered and a programme of redecoration will be required in due course.

Conservatories/porches

Repair category	-
Notes	Not applicable.

Communal areas

Repair category	1
Notes	The extent of communal boundaries pertaining to the subjects and maintenance obligations should be confirmed and clarified by reference to the Title Deeds.

Garages and permanent outbuildings

Repair category	1
Notes	There is a driveway providing off street parking. If it is the case that the driveway is to be utilised to store a motor vehicle then the suitability for use should be checked against the required dimensions, prior to purchase.

Outside areas and boundaries

Repair category	2
Notes	The exact extent of outside areas and boundaries pertaining to the subject property and maintenance obligations should be confirmed and clarified by

	reference to the Title Deeds. Outside areas were seen to be in an average state of repair and will require regular on- going maintenance works, especially during the growing season. Boundaries will require on-going maintenance and repair, given their nature and function. Sections of the stone walling have deteriorated and this is likely to be a progressive problem. Repairs are envisaged in this regard.

Ceilings	
Repair category	2
Notes	Some general wear and tear was noted to sections of the plaster finish and these areas can be made good during the course of future redecoration.

Internal walls	
Repair category	2
Notes	Some general wear and tear was noted to sections and these areas can be made good during the course of future redecoration. Please see our comments within 'Dampness, rot and infestation' for further details.

Floors including sub-floors	
Repair category	2
Notes	The floor finishes were seen generally to be in satisfactory condition having regard to age and type, however, localised section of loose flooring were noted underfoot. No sub-floor inspection was carried out and hence we cannot comment upon its condition. The timber exposed flooring shows signs of wear and tear.

Internal joinery and kitchen fittings	
Repair category	2
Notes	Kitchen fittings were seen generally to be in satisfactory condition having regard to age and type. Internal joinery and kitchen fittings show signs of wear and tear consistent with age.

Chimney breasts and fireplaces	
Repair category	2
Notes	It is standard practice to recommend that all fireplace openings should be tested for Gas Safe certificates and where appropriate swept and checked prior to future use. Fireplaces within the subjects that have been blocked up and ideally these should be permanently ventilated in order to prevent dampness and subsequent timber decay. It should be ensured that all flues, whether in use or not, are kept in sound condition and are regularly checked and serviced. Flues which are in use would benefit from regular smoke tests. Please see our comments within 'Dampness, rot and infestation' for further details.

Internal decorations	
Repair category	2
Notes	It is presumed that upon entry, an incoming purchaser would be undertaking a selective programme of redecoration.

Cellars	
Repair category	-
Notes	Not applicable.

Electricity	
Repair category	2
Notes	The electrical installation, where visible, appears to be of semi-modern design. The system, however, was not tested as per the scope of our inspection and a copy of a recent electrical testing certificate would require to be exhibited to ensure that the system is fully compliant with current regulations. Any recommendation made in regards to the installation should be undertaken.

Gas	
Repair category	1
Notes	Our valuation assumes that the gas installation and appliances within the subjects comply with current Gas Safe standards.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	Plumbing and sanitary fittings were seen from a visual inspection to be in serviceable condition. A plumbing contractor can advise on the plumbing system, where required. No inspection below any form of sanitary ware was available and hence we cannot fully comment upon its condition or otherwise.

Heating and hot water	
Repair category	2
Notes	The central heating system within the subjects is of semi-modern design and as a result will not be as efficient as its more modern equivalent. Confirmation should, however, be obtained that the system has been recently serviced by a Gas Safe registered engineer to manufacturer's specification. Documentary evidence of recent servicing ideally should be exhibited. The gas fired boiler is located within an external store area which requires upgrading works. Corrosion was noted to radiators within. Upgrading works are envisaged in this regard.

Drainage	
Repair category	1
Notes	Within the limitations of our inspection, no major defects were evident likely to have a material effect on the market value.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	1
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
Drainage	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.
Category 2
Repairs or replacement requiring future attention, but estimates are still advised.
Category 1
No immediate action or repair is needed.

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?	Ground & attic levels
2. Are there three steps or fewer to a main entrance door of the property?	Yes [X] No [ ]
3. Is there a lift to the main entrance door of the property?	Yes [ ] No [X]
4. Are all door openings greater than 750mm?	Yes [ ] No [X]
5. Is there a toilet on the same level as the living room and kitchen?	Yes [X] No [ ]
6. Is there a toilet on the same level as a bedroom?	Yes [X] No [ ]
7. Are all rooms on the same level with no internal steps or stairs?	Yes [ ] No [X]
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes [X] 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 reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Confirmation should be sought in respect of common boundaries pertaining to the subjects.

Confirmation should be ascertained that all appropriate Local Authority consents and approvals are in place to form the subjects in their current layout whereby a rear outshoot is in place, a cupboard set within the living room has been opened up and attic accommodation has been added to the first floor level.

In the course of the conveyancing process it is standard practice to obtain a Property Enquiry Certificate. As it stands, we are unaware of any adverse issues affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate and in the event of any issues arising then these brought to our attention for consideration.

All resulting guarantees and documentation for the cavity wall insulation should be obtained and transferred with Title.

There is evidence of penetrating dampness and timbers in contact may be defective. This matter requires to be investigated by a suitably qualified damp and timber specialist and any resulting works carried out to remedy the associated defects being carried out using guaranteed treatment methods.

Following our inspection, a reputable firm of Damp and Timber specialists have attended the property and the supplied report is appended to the rear of this Home Report for consideration.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes it is recommended that the subjects be insured for a sum of not less than £285,000 (TWO HUNDRED AND EIGHTY-FIVE THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments

Having considered matters and in taking account of general observations on site, we are of the opinion that the current market value of the subjects in their present condition and with the benefit of full vacant possession may be fairly stated in the capital sum of £380,000 (THREE HUNDRED AND EIGHTY THOUSAND POUNDS STERLING).

There is evidence of penetrating dampness and timbers in contact may be defective. This matter requires to be investigated by a suitably qualified damp and timber specialist and any resulting works carried out to remedy the associated defects being carried out using guaranteed treatment methods.

Following our inspection, a reputable firm of Damp and Timber specialists have attended the property and the supplied report is appended to the rear of this Home Report for consideration.

Signed	Security Print Code [576997 = 6764] Electronically signed

Single Survey

Report author	Charlie Gilmour
Company name	White Horse Surveyors Limited
Address	2 Prince Rupert House, Cavalier Court, Bumpers Farm, Chippenham, Wiltshire, SN14 6LH
Date of report	18th January 2019

Mortgage Valuation Report

Property Address

Address	29 HAZELWOOD AVENUE, NEWTON MEARNS, GLASGOW, G77 5QT
Seller's Name	Mr & Mrs Cumming
Date of Inspection	11th January 2019

Property Details

Property Type
- [ ] House
- [X] Bungalow
- [ ] Purpose built maisonette
- [ ] Converted maisonette
- [ ] Purpose built flat
- [ ] Converted flat
- [ ] Tenement flat
- [ ] Flat over non-residential use
- [ ] Other (specify in General Remarks)

Property Style
- [X] Detached
- [ ] Semi detached
- [ ] Mid terrace
- [ ] End terrace
- [ ] Back to back
- [ ] High rise block
- [ ] Low rise block
- [ ] Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? [ ] Yes [X] No

Flats/Maisonettes only Floor(s) on which located [ ] No. of floors in block [ ] Lift provided? [ ] Yes [ ] No
No. of units in block [ ]

Approximate Year of Construction [1935]

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

Accommodation

Number of Rooms
- [2] Living room(s)
- [3] Bedroom(s)
- [1] Kitchen(s)
- [1] Bathroom(s)
- [1] WC(s)
- [1] Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) [135] m² (Internal) [-] m² (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

- [ ] Single garage
- [ ] Double garage
- [X] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

There are no permanent outbuildings pertaining to the subjects.

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Mortgage Valuation Report

Construction

Walls	[X] Brick	[ ] Stone	[ ] Concrete	[ ] Timber frame	[ ] Other (specify in General Remarks)
Roof	[X] Tile	[ ] Slate	[ ] Asphalt	[ ] Felt	[ ] Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement?	[ ] Yes	[X] No
If Yes, is this recent or progressive?	[ ] Yes	[ ] No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ] Yes	[X] No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage	[X] Mains	[ ] Private	[ ] None	Water	[X] Mains	[ ] Private	[ ] None
Electricity	[X] Mains	[ ] Private	[ ] None	Gas	[X] Mains	[ ] Private	[ ] None
Central Heating	[X] Yes	[ ] Partial	[ ] None				

Brief description of Central Heating:

Gas fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

[ ] Rights of way	[ ] Shared drives / access	[ ] Garage or other amenities on separate site	[ ] Shared service connections
[ ] Ill-defined boundaries	[ ] Agricultural land included with property		[ ] Other (specify in General Remarks)

Location

[X] Residential suburb	[ ] Residential within town / city	[ ] Mixed residential / commercial	[ ] Mainly commercial
[ ] Commuter village	[ ] Remote village	[ ] Isolated rural property	[ ] Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? [X] Yes [ ] No

If Yes provide details in General Remarks.

Roads

[X] Made up road	[ ] Unmade road	[ ] Partly completed new road	[ ] Pedestrian access only	[ ] Adopted	[ ] Unadopted

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Mortgage Valuation Report

General Remarks

The subjects comprise of a detached bungalow set over ground and attic levels and are located within the Newton Mearns district of Glasgow, where surrounding properties are generally of similar design, use and character. All local amenities and facilities can be found within the wider geographical area and are considered to be within a relatively reasonable commuting distance.

Confirmation should be sought in respect of common boundaries pertaining to the subjects.

Confirmation should be ascertained that all appropriate Local Authority consents and approvals are in place to form the subjects in their current layout whereby a rear outshoot is in place, a cupboard set within the living room has been opened up and attic accommodation has been added to the first floor level.

All resulting guarantees and documentation for the cavity wall insulation should be obtained and transferred with Title.

There is evidence of penetrating dampness and timbers in contact may be defective. This matter requires to be investigated by a suitably qualified damp and timber specialist and any resulting works carried out to remedy the associated defects being carried out using guaranteed treatment methods.

Following our inspection, a reputable firm of Damp and Timber specialists have attended the property and the supplied report is appended to the rear of this Home Report for consideration.

The external fabric was seen to be in an average state of repair and given the age and nature of the structure on-going maintenance and repair works should be anticipated paying particular attention to roof coverings, rainwater conductor goods, chimneys and external brickwork and renderwork.

Elements of the property appear to be in an average condition having regard to its age and type of construction. Works of repair, maintenance and renewal are required including refurbishment of the fabric, fittings and services. We have reflected this condition in our current assessment of value.

Essential Repairs

There is evidence of penetrating dampness and timbers in contact may be defective. This matter requires to be investigated by a suitably qualified damp and timber specialist and any resulting works carried out to remedy the associated defects being carried out using guaranteed treatment methods.

Following our inspection, a reputable firm of Damp and Timber specialists have attended the property and the supplied report is appended to the rear of this Home Report for consideration.

Estimated cost of essential repairs £ TBC Retention recommended? ☐ Yes ☐ No Amount £ TBC

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Mortgage Valuation Report

Comment on Mortgageability

The suitability for mortgage purposes should be assessed against the individual lenders policy prior to conclusion of a sale.

Valuations

Market value in present condition	£ 380,000
Market value on completion of essential repairs	£ -
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 285,000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£ -
Is the property in an area where there is a steady demand for rented accommodation of this type?	☐ Yes ☐ No

Declaration

Signed	Security Print Code [576997 = 6764] Electronically signed by:-
Surveyor's name	Charlie Gilmour
Professional qualifications	MRICS
Company name	White Horse Surveyors Limited
Address	2 Prince Rupert House, Cavalier Court, Bumpers Farm, Chippenham, Wiltshire, SN14 6LH
Telephone	01249 444465
Fax	01249 655355
Report date	18th January 2019

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Energy Performance Certificate (EPC)

Dwellings

Scotland

29 HAZELWOOD AVENUE, NEWTON MEARNS, GLASGOW, G77 5QT

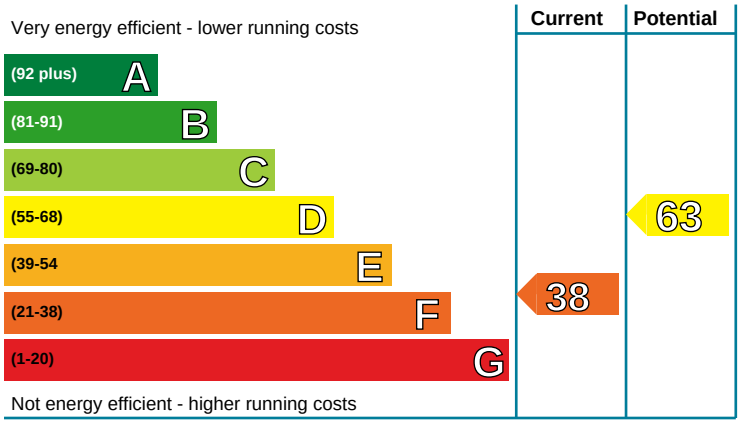
Dwelling type:	Detached bungalow	**Reference number:**	6511-8629-5100-0189-6992
Date of assessment:	11 January 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	13 January 2019	**Approved Organisation:**	Elmhurst
Total floor area:	135 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	497 kWh/m²/year		

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 CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£6,975**	See your recommendations report for more information
Over 3 years you could save*	**£2,007**	

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

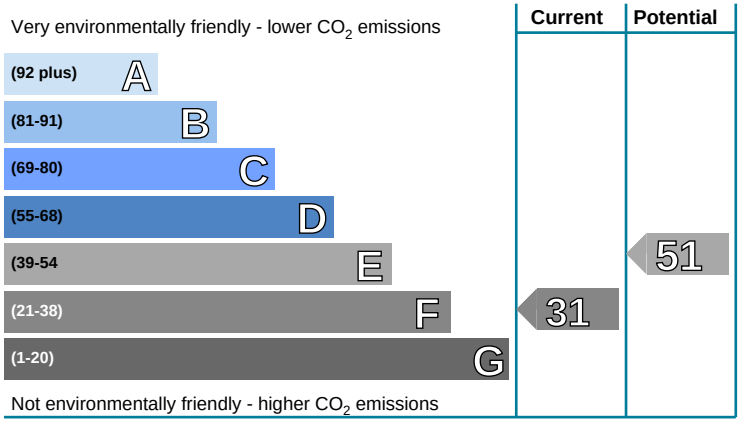


Energy Efficiency Rating

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 F (38)**. 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 (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (31)**. 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	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£1281.00	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£453.00	✓
3 Low energy lighting	£50	£174.00	

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.

GREEN DEAL APPROVED

The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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, filled cavity	★★★☆☆	★★★☆☆
Roof	Pitched, no insulation (assumed) Roof room(s), no insulation (assumed)	★☆☆☆☆ ★☆☆☆☆	★☆☆☆☆ ★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 17% of 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, CO_2 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 88 kg $CO_2/m^2/yr$.

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 12 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 4.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£6,201 over 3 years	£4,497 over 3 years	You could save £2,007 over 3 years
Hot water	£315 over 3 years	£222 over 3 years	
Lighting	£459 over 3 years	£249 over 3 years	
Totals	**£6,975**	**£4,968**	

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		Green Deal
				Energy	Environment	
1	Room-in-roof insulation	£1,500 - £2,700	£427	E 49	E 40	✓
2	Floor insulation (suspended floor)	£800 - £1,200	£151	E 53	E 44	✓
3	Low energy lighting for all fixed outlets	£50	£58	E 54	E 45	
4	Solar water heating	£4,000 - £6,000	£31	D 55	E 46	✓
5	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£275	D 63	E 51	✓

Measures which have a green deal tick ✓ are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick ✓ may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.greenerscotland.org or contact the Home Energy Scotland hotline on 0808 808 2282.

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.

energy saving trust

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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

3 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting).

4 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	33,123	(6,451)	N/A	N/A
Water heating (kWh per year)	2,308			

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. Charles Gilmour
Assessor membership number: EES/019377
Company name/trading name: White Horse Surveyors Limited
Address: 2 Prince Rupert House Cavalier Court
Bumpers Farm
Wiltshire
Chippenham
SN14 6LH
Phone number: 07880 646 368
Email address: charliegilmour@whitehorsesurveyors.co.uk
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.

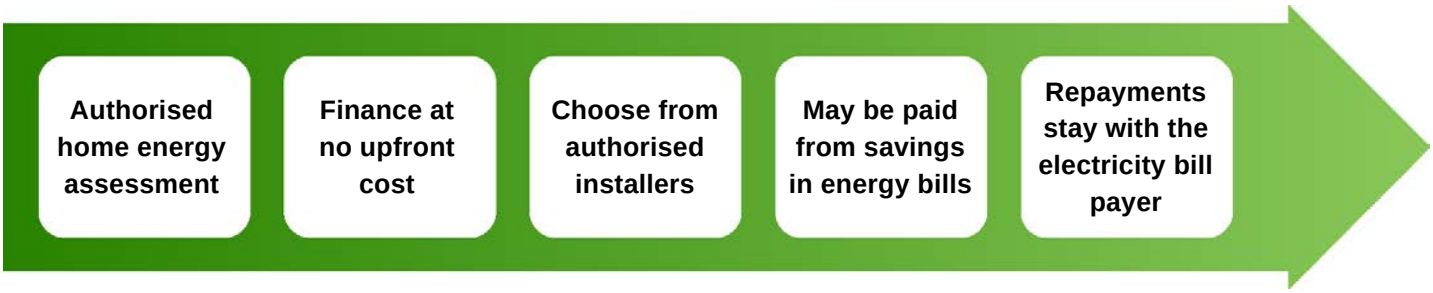
Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit **www.greenerscotland.org or call 0808 808 2282.**



property questionnaire

Property address	
29 HAZELWOOD AVE NEWTON MEARNS G77 5QT.	

Seller(s)	

Completion date of property questionnaire	17/1/19.

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property? 11 years	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please tick one) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H	
3.	**Parking**	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage ☐ • Allocated parking space ☐ • Driveway ☒ • Shared parking ☐ • On street ☒ • Resident permit ☐ • Metered parking ☐ • Other (please specify):	
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)?	☐ Yes ☒ No ☐ Don't know

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)?	☐ Yes ☒ No
6.	**Alterations/additions/extensions**	
a.	(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 yes, please describe below the changes which you have made:	☐ Yes ☒ No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, 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:	☐ Yes N/A ☐ No
b.	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:	☐ Yes ☒ No
	(i) Were the replacements the same shape and type as the ones you replaced?	☐ Yes N/A ☐ No
	(ii) Did this work involve any changes to the window or door openings?	☐ Yes N/A ☐ No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A Please give any guarantees which you received for this work to your solicitor or estate agent.	

7.	**Central heating**	
a.	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). If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). Gas - If you have answered yes, please answer the three questions below:	☒ Yes ☐ No ☐ Partial
	(i) When was your central heating system or partial central heating system installed? New boiler 2019.	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract: British Gas	☒ Yes ☐ No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). December 2018	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	☐ Yes ☐ No ?
9.	**Issues that may have affected your property**	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	☐ Yes ☒ No
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	☐ Yes ☐ No
b.	Are you aware of the existence of asbestos in your property? If you have answered yes, please give details:	☐ Yes ☒ No

10. Services

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier
Gas or liquid petroleum gas		British Gas
Water mains or private water supply		?
Electricity		British Gas
Mains drainage		
Telephone		Virgin
Cable TV or satellite		Virgin
Broadband		Virgin

b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:	☐ Yes ☒ No
	(i) Do you have appropriate consents for the discharge from your septic tank?	☐ Yes ☐ No N/A ☐ Don't Know
	(ii) Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:	☐ Yes ☐ No N/A

11.	**Responsibilities for shared or common areas**	
a.	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? If you have answered yes, please give details:	☐ Yes ☒ No ☐ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	☐ Yes ☒ No ☐ Not applicable
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	☐ Yes ☒ No
d.	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? If you have answered yes, please give details:	☐ Yes ☒ No
e.	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? If you have answered yes, please give details:	☐ Yes ☒ No
f.	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 which the public has a right to pass, whether or not the land is privately-owned.) If you have answered yes, please give details:	☐ Yes ☒ No
12.	**Charges associated with your property**	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	☐ Yes ☒ No

b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	☐ Yes ☒ No ☐ Don't Know ☐ Yes ☐ No ☐ Don't Know
c.	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. N/A.	
13.	**Specialist works**	
a.	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.	☐ Yes ☒ No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details:	☐ Yes ☒ No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes, 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 please write below who has these documents 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:	☐ Yes ☐ No N/A

14.	Guarantees					
a.						
		No	Yes	Don't know	With title deeds	Lost
(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)	☒	☐	☐	☐	☐
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):					
c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	☐ Yes ☒ No				
15.	Boundaries					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:	☐ Yes ☒ No ☐ Don't know				

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

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): [redacted]

Date:

bromac limited
Timber Preservation and Damp Proofing
Craighead Cottage, Whistleberry Road, Hamilton ML3 0EJ
Telephone: (01698) 827772 Fax: (01698) 823138
Email: info@bromac.ltd.uk

Our Ref: F26641 18th January 2019

Mr & Mrs Cumming
29 Hazelwood Avenue
Newton Mearns
G77 5QT

Surveyed by: M Robertson on 17/01/19

29 Hazelwood Avenue, Newton Mearns.

Further to your telephone instructions to carry out an inspection of the above property I can confirm the following:

Inspection was restricted due to fixtures, fittings and floor coverings.

Room Rear Right Observations:

High meter readings and defective plasterwork were noted to right hand gable wall due to water ingress from chimney area.

Client Note – Local Reputable roofer should be contacted to check out flashings and roof coverings in this area.

General Remarks

- Defective rainwater goods
- Condensation

Treatment Recommended:

Strip affected areas full height and install air cavity membrane and re-plaster.

Clear out chimney flue at floor level.

Clear all debris from site.

Due to the limited nature of inspection we have allowed the following figures.

- Plasterwork: £1200 + VAT

We have not included the following:

- Redecoration

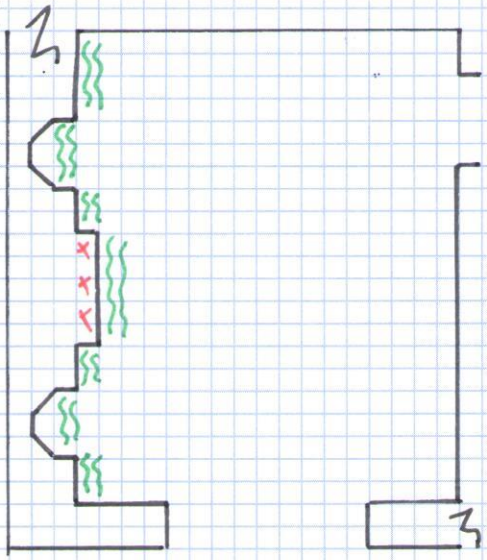
Assuring you of our best attention at all times,

Bromac Limited

LEGEND

STRIP MEMBRANE + REPLASTER
FULL HEIGHT
CLEAR OUT FLUE XXX

NOT TO SCALE



REAR ELEVATION

PROPERTY: 29 HAZELWOOD AVE
N. MEARNS

AL 17.01.19

bromac

(01698) 827772