YOUR ONESURVEY

# HOME REPORT

## ADDRESS

1/2 31 Mansionhouse Road
Glasgow
G41 3DN

## PREPARED FOR

D Baker

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

RETTIE

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

# Document Index

| Document | Status | Prepared By | Prepared On |
|---|---|---|---|
| Index of Documents | | | |
| Single Survey | Final | Glasgow South - Allied Surveyors Scotland Plc | 04/05/2022 |
| Mortgage Certificate | Final | Glasgow South - Allied Surveyors Scotland Plc | 04/05/2022 |
| Property Questionnaire | Final | D Baker | 04/05/2022 |
| EPC | File Uploaded | Glasgow South - Allied Surveyors Scotland Plc | 04/05/2022 |
| Additional Documents | | | |

## Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you visit www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

PART 1.

# SINGLE SURVEY

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

# Single Survey

## Survey report on:

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| **Surveyor Reference** | WG/6813 |

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| **Customer** | D Baker |

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| **Selling address** | 1/2 31 Mansionhouse Road<br>Glasgow<br>G41 3DN |

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|---|---|
| **Date of Inspection** | 04/05/2022 |

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|---|---|
| **Prepared by** | Gary Firth, MRICS<br>Glasgow South - Allied Surveyors Scotland Plc |

**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.

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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.

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[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

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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

## 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 will not be inspected or reported on.

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| **Description** | The subjects comprise a purpose built first floor flat set within a three storey and basement block containing fourteen flats in total. No lift. |
| **Accommodation** | First floor: entrance hallway, lounge with dining area, two bedrooms (master having an en suite shower room), kitchen and bathroom. |
| **Gross internal floor area (m2)** | 85 square metres or thereby. |
| **Neighbourhood and location** | The subjects are situated within an established residential area. The surrounding area comprises a variety of property types, some similar to the one under report. Convenient for access to local amenities. |
| **Age** | Approximately 6 years. |
| **Weather** | Raining. |
| **Chimney stacks** | None. |
| **Roofing including roof space** | The main roof is of a flat design and is assumed to be overlaid with a modern waterproof membrane material.<br><br>There is no roof space for inspection.<br><br>Sloping roofs were visually inspected with the aid of binoculars where required.<br>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a |

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| | 3m ladder externally.<br>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.<br>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.<br>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. |
| **Rainwater fittings** | The rainwater fittings are of PVC materials.<br><br>Visually inspected with the aid of binoculars where required. |
| **Main walls** | The main walls appear to be of a modern timber frame construction, having a external finish of render, pointed facing brick and cladding.<br><br>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. |
| **Windows, external doors and joinery** | The windows are of a timber casement triple glazed design. The subject flat is entered via a timber door. Soffits and fascias are of a low maintenance UPVC design.<br><br>Internal and external doors were opened and closed where keys were available.<br>Random windows were opened and closed where possible. Doors and windows were not forced open. |
| **External decorations** | External decorations are of a low maintenance UPVC design.<br><br>Visually inspected. |
| **Conservatories / porches** | None. |
| **Communal areas** | Common entrance hallway and stairwell with security entry system attached.<br><br>Circulation areas visually inspected. |
| **Garages and** | None. |

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| **permanent outbuildings** | |
| **Outside areas and boundaries** | There are communal garden grounds, incorporating residents parking facilities.<br><br>Visually inspected. |
| **Ceilings** | The ceilings are of a plasterboard design.<br><br>Visually inspected from floor level. |
| **Internal walls** | Internal walls are of a plasterboard design.<br><br>Visually inspected from floor level.<br>Using a moisture meter, walls were randomly tested for dampness where considered appropriate. |
| **Floors including sub floors** | Flooring throughout the property is of a timber design.<br><br>No sub-floor inspection was undertaken.<br><br>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.<br>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.<br>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. |
| **Internal joinery and kitchen fittings** | Internal joinery is of timber with a painted finish. Internal pass door are of a timber design.<br><br>The kitchen fittings comprise a range of floor and wall mounted storage units.<br><br>Built-in cupboards were looked into but no stored items were moved.<br>Kitchen units were visually inspected excluding appliances. |
| **Chimney breasts and fireplaces** | None. |
| **Internal decorations** | Internal decorations are predominantly painted.<br><br>Visually inspected. |

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| **Cellars** | None. |
| **Electricity** | Mains supply. The electrical meter and consumer unit are located within a hall cupboard.<br><br>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. |
| **Gas** | Mains supply. The gas meter is housed within an external box.<br><br>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. |
| **Water, plumbing and bathroom fittings** | Mains supply. Visible pipework comprises copper and PVC materials.<br><br>The bathroom and en suite shower room fittings comprise a three piece suite.<br><br>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.<br>No tests whatsoever were carried out to the system or appliances.<br>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. |
| **Heating and hot water** | There is a wall mounted, gas fired combination central heating boiler located within the built in wardrobe off the second bedroom. This serves a system of steel panelled radiators throughout and also provides domestic hot water.<br><br>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.<br>No tests whatsoever were carried out to the system or appliances. |
| **Drainage** | Drainage is assumed to be connected to the main public |

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| | sewer.<br><br>Drainage covers etc were not lifted.<br>Neither drains nor drainage systems were tested. |
| **Fire, smoke and burglar alarms** | The property has smoke detectors.<br><br>Visually inspected.<br>No tests whatsoever were carried out to the system or appliances.<br>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires 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 needs 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 a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard. |
| **Any additional limits to inspection** | The property was fully furnished, occupied and floors were covered. Floor coverings restricted the inspection of flooring. The presence of furniture and personal belongings restricted the internal inspection. The inspection of cupboards was restricted due to the presence of stored items within.<br><br>No sub-floor inspection was possible due to the position of the flat within the block.<br><br>There is no roof space for inspection.<br><br>The roof covering could not be inspected from ground level due to the flat roof design.<br><br>Only the subject flat and internal communal areas giving access to the flat were inspected.<br>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.<br>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.<br>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 |

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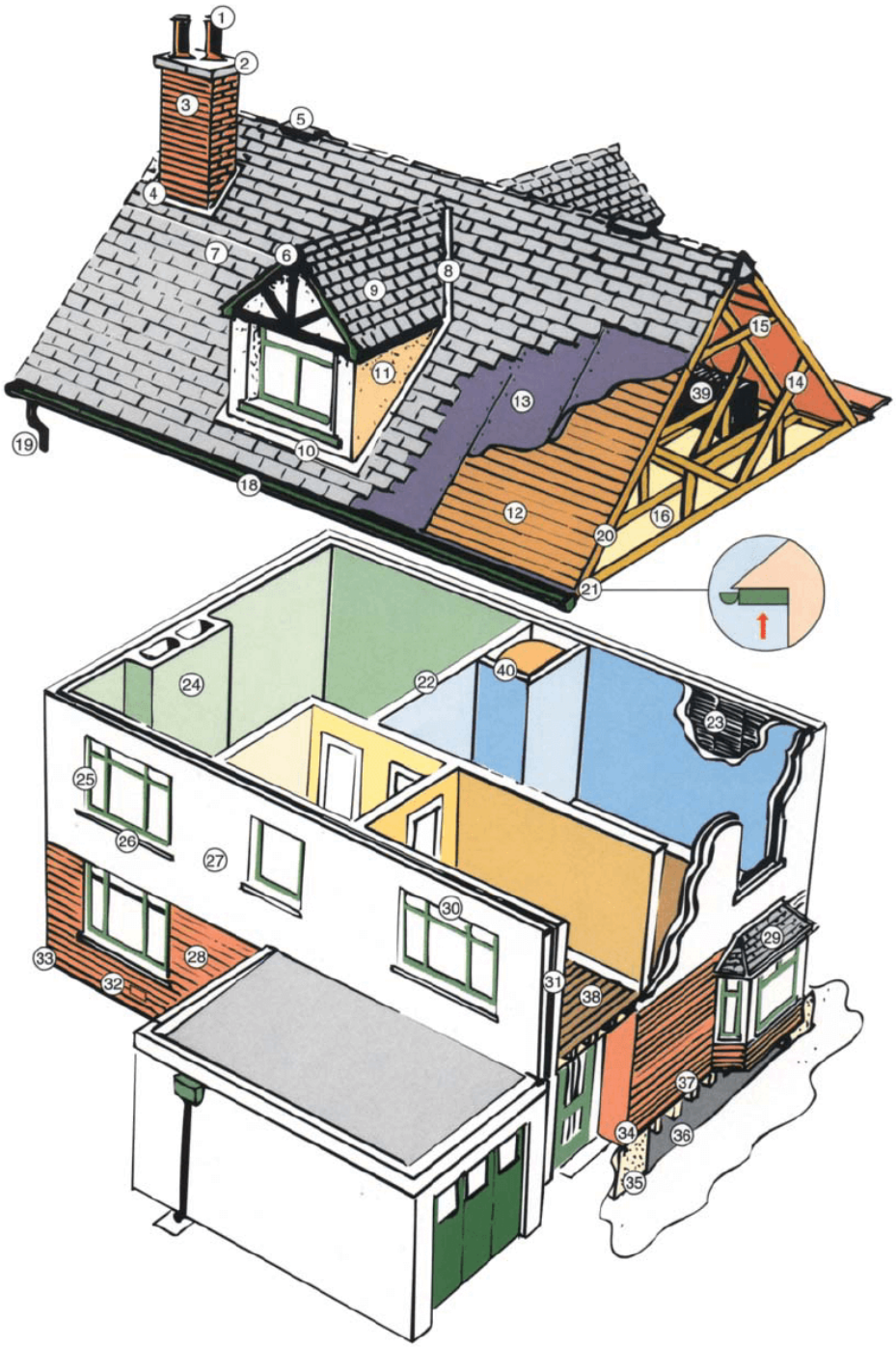
| | property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.<br>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. |

# 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. Partiton 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 3 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: | No significant movement noted. |

| Dampness, rot and infestation | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Chimney stacks | |
|---|---|
| Repair category: | |
| Notes: | None. |

| Roofing including roof space | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted, however it should be appreciated that flat roofs have a limited life and generally require higher than average levels of maintenance. |

| 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. |

| Rainwater fittings | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Main walls | |
|---|---|
| Repair category: | 1 |
| Notes: | It was noted that there are sections of the external wall finish that require further clarification. We have been advised by the vendor that an EWS1 form has been prepared (see comments under 'Matters for a solicitor or licensed conveyancer'). |

| Windows, external doors and joinery | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted, however frames of this type can be prone to failure of mechanisms and seals. |

| External decorations | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Conservatories / porches |
|---|

| 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. |

| | |
|---|---|
| Repair category: | |
| Notes: | None. |

| Communal areas | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Garages and permanent outbuildings | |
|---|---|
| Repair category: | |
| Notes: | None. |

| Outside areas and boundaries | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Ceilings | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| 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. |

| Internal walls | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Floors including sub-floors | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Internal joinery and kitchen fittings | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| Chimney breasts and fireplaces | |
|---|---|
| Repair category: | |
| Notes: | None. |

| Internal decorations | |
|---|---|
| Repair category: | 1 |
| | No significant defects noted. |

| 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. |

| | |
|---|---|
| Notes: | |

| Cellars | |
|---|---|
| Repair category: | |
| Notes: | None. |

| Electricity | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted.<br><br>It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. |

| Gas | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted.<br><br>The gas meter and supply should be checked on an annual basis. |

| Water, plumbing and bathroom fittings | |
|---|---|
| Repair category: | 1 |

| 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. |

| | |
|---|---|
| Notes: | No significant defects noted. |

| Heating and hot water | |
|---|---|
| Repair category: | 1 |
| Notes: | The system was not running at the time of inspection but appeared serviceable. Current test certification should be confirmed.<br><br>Gas central heating systems should be serviced on an annual basis. |

| Drainage | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| 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. |

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

| | |
|---|---|
| **Structural movement** | 1 |
| **Dampness, rot and infestation** | 1 |
| Chimney stacks | |
| **Roofing including roof space** | 1 |
| **Rainwater fittings** | 1 |
| **Main walls** | 1 |
| **Windows, external doors and joinery** | 1 |
| **External decorations** | 1 |
| Conservatories / porches | |
| **Communal areas** | 1 |
| Garages and permanent outbuildings | |
| **Outside areas and boundaries** | 1 |
| **Ceilings** | 1 |
| **Internal walls** | 1 |
| **Floors including sub-floors** | 1 |
| **Internal joinery and kitchen fittings** | 1 |
| Chimney breasts and fireplaces | |
| **Internal decorations** | 1 |
| Cellars | |
| **Electricity** | 1 |
| **Gas** | 1 |
| **Water, plumbing and bathroom fittings** | 1 |
| **Heating and hot water** | 1 |
| **Drainage** | 1 |

## 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 coinoperated machines.

| | |
|---|---|
| **1. Which floor(s) is the living accommodation on?** | First |
| **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 [x]NO |
| **4. Are all door openings greater than 750mm?** | [x]YES [ ]NO |
| **5. Is there a toilet on the same level as the living room and kitchen?** | [x]YES [ ]NO |
| **6. Is there a toilet on the same level as a bedroom?** | [x]YES [ ]NO |
| **7. Are all rooms on the same level with no internal steps or stairs?** | [x]YES [ ]NO |
| **8. Is there unrestricted parking within 25 metres of an entrance door to the building?** | [x]YES [ ]NO |

## 4. VALUATION AND CONVEYANCER ISSUES

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

| **Matters for a solicitor or licensed conveyancer** |
|---|
| The legal adviser should check existence and details of acceptable management arrangements, service charges and block insurance.<br><br>We understand that the building is managed by Newton Property Management. This should be confirmed in writing.<br><br>The property is less than ten years old. The valuation assumes the existence of all necessary Local Authority consents and certifications, together with any remaining period of NHBC insurance documentation are in place.<br><br>Sections of the external wall finish have elements that require further clarification due to the materials used and construction system adopted. We have been advised by the vendor that an EWS1 Form has been obtained. For the avoidance of doubt, we have not had sight or reviewed the EWS1 Form, and for the purposes of our valuation, we have assumed that there are no major issues or comments that would have an adverse effect on the property's suitability for loan purposes or market value. Any purchaser and solicitor acting in the purchase should review the EWS1 Form for suitability and content in respect of the transaction.<br><br>Individual lenders will require sight of this document as part of the mortgage processing and it is recommended that confirmation is obtained from your chosen lender that they are prepared to offer loan facilities prior to commitment to purchase.<br><br>Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues. |
| **Estimated re-instatement cost (£) for insurance purposes** |
| 223,000<br>Two Hundred and Twenty Three Thousand Pounds. |
| **Valuation (£) and market comments** |
| 245,000<br>Two Hundred and Forty Five Thousand Pounds. |

| | |
|---|---|
| **Report author:** | Gary Firth, MRICS |
| **Company name:** | Glasgow South - Allied Surveyors Scotland Plc |

| | |
|---|---|
| **Address:** | 246 Kilmarnock Road<br>Glasgow<br>G43 1TT |
| **Signed:** | Electronically Signed: 182455-208238FE-1919 |
| **Date of report:** | 04/05/2022 |

PART 2.

# MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

1/2 31 Mansionhouse Road, Glasgow, G41 3DN

# Mortgage Valuation Report

| | | | |
|---|---|---|---|
| Property: | 1/2 31 Mansionhouse Road<br>Glasgow<br>G41 3DN | Client: D Baker<br><br>Tenure: Ownership | |
| Date of Inspection: | 04/05/2022 | Reference: | WG/6813/NM |

*This report has been prepared as part of your instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising your lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.*

| | | | | |
|---|---|---|---|---|
| **1.0** | **LOCATION** | | | |
| The subjects are situated within an established residential area. The surrounding area comprises a variety of property types, some similar to the one under report. Convenient for access to local amenities. | | | | |
| **2.0** | **DESCRIPTION** | **2.1 Age:** | Approximately 6 years. | |
| The subjects comprise a purpose built first floor flat set within a three storey and basement block containing fourteen flats in total. | | | | |
| **3.0** | **CONSTRUCTION** | | | |
| The main walls appear to be of a modern timber frame construction. The roof is of a flat design and is assumed to be overlaid with a modern waterproof membrane material. | | | | |
| **4.0** | **ACCOMMODATION** | | | |
| First floor: entrance hallway, lounge with dining area, two bedrooms (master having an en suite shower room), kitchen and bathroom. | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **5.0** | **SERVICES (No tests have been applied to any of the services)** | | | | | | |
| **Water:** | Mains. | **Electricity:** | Mains. | **Gas:** | Mains. | **Drainage:** | Mains. |
| **Central Heating:** | Gas fired boiler to radiators. | | | | | | |
| **6.0** | **OUTBUILDINGS** | | | | | | |
| **Garage:** | None. | | | | | | |

| | |
|---|---|
| **Others:** | None. |

| | |
|---|---|
| **7.0** | **GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.* |

The property was found to be in a generally satisfactory condition having regard to age, type and character.

| | |
|---|---|
| **8.0** | **ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)* |

None apparent.

| | |
|---|---|
| **8.1 Retention recommended:** | n/a |

| | |
|---|---|
| **9.0** | **ROADS &FOOTPATHS** |

Assumed adopted.

| | | | | | |
|---|---|---|---|---|---|
| **10.0** | **BUILDINGS INSURANCE (£):** | 223,000 | **GROSS EXTERNAL FLOOR AREA** | 94 | **Square metres** |
| | *This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.* | | | | |

| | |
|---|---|
| **11.0** | **GENERAL REMARKS** |

The legal adviser should check existence and details of acceptable management arrangements, service charges and block insurance.

It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs.

The property is less than ten years old. The valuation assumes the existence of all necessary Local Authority consents and certifications, together with any remaining period of NHBC insurance documentation are in place.

Sections of the external wall finish have elements that require further clarification due to the materials used and construction system adopted. We have been advised by the vendor that an EWS1 Form has been obtained. For the avoidance of doubt, we have not had sight or reviewed the EWS1 Form, and for the purposes of our valuation, we have assumed that there are no major issues or comments that would have an adverse effect on the property's suitability for loan purposes or market value. Any purchaser and solicitor acting in the purchase should review the EWS1 Form for suitability and content in respect of the transaction.

Individual lenders will require sight of this document as part of the mortgage processing and it is recommended that confirmation is obtained from your chosen lender that they are prepared to offer loan facilities prior to commitment to purchase.

| | |
|---|---|
| **12.0** | **VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.* |

| | | | |
|---|---|---|---|
| **12.1** | **Market Value in present** | **245,000** | Two Hundred and Forty Five Thousand Pounds. |

| | | | |
|---|---|---|---|
| | **condition (£):** | | |
| **12.2** | **Market Value on completion of essential works (£):** | | - |
| **12.3** | **Suitable security for normal mortgage purposes?** | Yes | |
| **12.4** | **Date of Valuation:** | 04/05/2022 | |

| | | | | |
|---|---|---|---|---|
| **Signature:** | Electronically Signed: 182455-208238FE-1919 | | | |
| **Surveyor:** | Gary Firth | MRICS | **Date:** | 04/05/2022 |

## Glasgow South - Allied Surveyors Scotland Plc

| | | |
|---|---|---|
| **Office:** | **246 Kilmarnock Road<br>Glasgow<br>G43 1TT** | **Tel: 0141 636 5345<br>Fax:<br>email: glasgow.south@alliedsurveyorsscotland.com** |

PART 3.

# ENERGY REPORT

A report on the energy efficiency of the property.

1/2 31 Mansionhouse Road, Glasgow, G41 3DN

# energy report

## energy report on:

| | |
|---|---|
| **Property address** | 1/2 31 Mansionhouse Road<br>Glasgow<br>G41 3DN |

| | |
|---|---|
| **Customer** | D Baker |

| | |
|---|---|
| **Customer address** | 1/2 31 Mansionhouse Road<br>Glasgow<br>G41 3DN |

| | |
|---|---|
| **Prepared by** | Gary Firth, MRICS<br>Glasgow South - Allied Surveyors Scotland Plc |

# Energy Performance Certificate (EPC)

Dwellings

**Scotland**

**1/2, 31 Mansionhouse Road, Langside, Glasgow, G41 3DN**

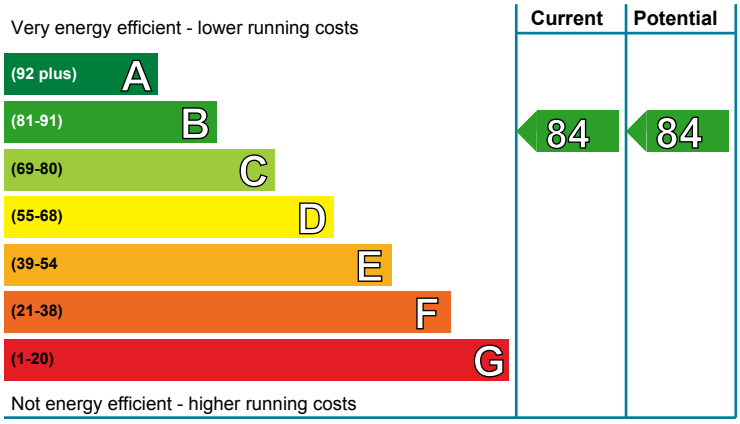
| | | | |
|---|---|---|---|
| **Dwelling type:** | Mid-floor flat | **Reference number:** | 0112-2004-4453-2902-5985 |
| **Date of assessment:** | 04 May 2022 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 04 May 2022 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 85 m² | **Main heating and fuel:** | Boiler and radiators, mains gas |
| **Primary Energy Indicator:** | 88 kWh/m²/year | | |

## You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**

| **Estimated energy costs for your home for 3 years*** | **£1,131** |
|---|---|

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

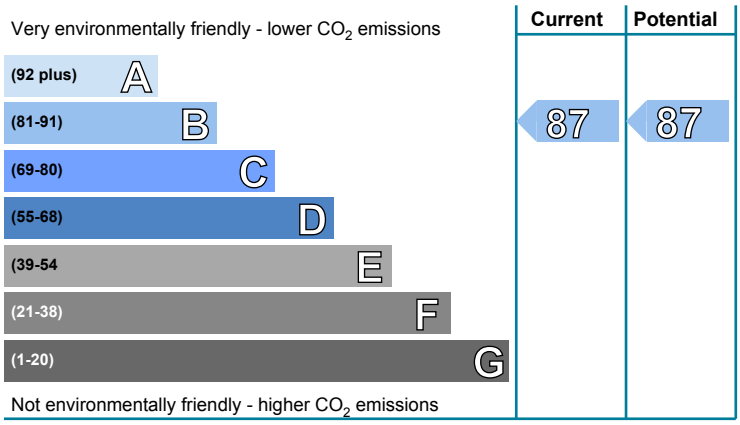



## Energy Efficiency Rating

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 (84)**. 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 B (87)**. 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

There are currently no improvement measures recommended for your home.

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 | Timber frame, as built, insulated (assumed) | ★★★★★ | ★★★★★ |
| Roof | (another dwelling above) | — | — |
| Floor | (another dwelling below) | — | — |
| Windows | Fully triple glazed | ★★★★☆ | ★★★★☆ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ | ★★★★☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | None | — | — |
| Hot water | From main system | ★★★★☆ | ★★★★☆ |
| 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, $CO_2$ 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 15 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 1.3 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** | £642 over 3 years | £642 over 3 years | Not applicable |
| **Hot water** | £249 over 3 years | £249 over 3 years | |
| **Lighting** | £240 over 3 years | £240 over 3 years | |
| **Totals** | **£1,131** | **£1,131** | |

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

None

## 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) | 2,148 | N/A | N/A | N/A |
| Water heating (kWh per year) | 2,001 | | | |

## 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. Gary Firth
Assessor membership number: EES/008223
Company name/trading name: Allied Surveyors Scotland Plc
Address: 246 Kilmarnock Road
Shawlands
Glasgow
G43 1TT
Phone number: 0141 636 5345
Email address: glasgow.south@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.

PART 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.

# Property Questionnaire

| | |
|---|---|
| Property Address | 1/2 31 Mansionhouse Road<br>Glasgow<br>G41 3DN |
| Seller(s) | D Baker |
| Completion date of property questionnaire | 04/05/2022 |

Note for sellers

| | |
|---|---|
| **1.** | **Length of ownership** |
| | **How long have you owned the property?**<br>5 years 5 months |
| **2.** | **Council tax** |
| | **Which Council Tax band is your property in? (Please circle)**<br>[ ]A [ ]B [ ]C [ ]D [x]E [ ]F [ ]G [ ]H |
| **3.** | **Parking** |
| | **What are the arrangements for parking at your property?**<br>**(Please tick all that apply)**<br><br>Garage [ ]<br>Allocated parking space [ ]<br>Driveway [ ]<br>Shared parking [x]<br>On street [ ]<br>Resident permit [ ]<br>Metered parking [ ]<br>Other (please specify): |

| | |
|---|---|
| | **Conservation area** |

| | | |
|---|---|---|
| **4.** | | |
| | 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 [x]NO<br>[ ]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 [x]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)? | [ ]YES [x]NO |
| | If you have answered yes, please describe below the changes which you have made: | |
| | (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? | [ ]YES [ ]NO |
| | 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: | |
| b | Have you had replacement windows, doors, patio doors or double glazing installed in your property | [ ]YES [x]NO |
| | If you have answered yes, please answer the three questions below: | |
| | (i) Were the replacements the same shape and type as the ones you replaced? | [ ]YES [ ]NO |
| | (ii) Did this work involve any changes to the window or door openings? | [ ]YES [ ]NO |
| | (iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):<br><br>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). | [x]YES [ ]NO<br>[ ]Partial |
| | 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).<br>*High efficiency combi boiler* | |
| | If you have answered yes, please answer the three questions below: | |
| | (i) When was your central heating system or partial central heating system installed?<br>*September 2016* | |
| | (ii) Do you have a maintenance contract for the central heating system? | [ ]YES [x]NO |
| | If you have answered yes, please give details of the company with which you have a maintenance contract | |
| | (iii) When was your maintenance agreement last renewed? (Please provide the month and year). | |
| **8.** | **Energy Performance Certificate** | |
| | Does your property have an Energy Performance Certificate which is less than 10 years old? | [x]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 [x]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? | [ ]YES [x]NO<br>[ ]Don't know |
| | If you have answered yes, please give details: | |
| **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 | Y | Shell energy |
| Water mains or private water supply | Y | |
| Electricity | Y | Shell energy |
| Mains drainage | Y | |
| Telephone | Y | Sky |
| Cable TV or satellite | Y | Sky |
| Broadband | Y | Sky |

| | | |
|---|---|---|
| b | Is there a septic tank system at your property? | [ ]YES [x]NO |
| | If you have answered yes, please answer the two questions below: | |
| | (i) Do you have appropriate consents for the discharge from your septic tank? | [ ]YES [ ]NO<br>[ ]Don't know |
| | (ii) Do you have a maintenance contract for your septic tank? | [ ]YES [ ]NO |
| | If you have answered yes, please give details of the company with which you have a maintenance contract: | |
| **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?<br>If you have answered yes, please give details:<br>*Communal areas including parking area and gardens* | [x]YES [ ]NO<br>[ ]Don't know |
| b | Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?<br>If you have answered yes, please give details: | [x]YES [ ]NO<br>[ ]N/A |
| c | Has there been any major repair or replacement of any part of the roof during the time you have owned the property? | [ ]YES [x]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?<br>If you have answered yes, please give details: | [ ]YES [x]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 | [ ]YES [x]NO |

| | | |
|---|---|---|
| | rubbish bin or to maintain their boundaries?<br>If you have answered yes, please give details: | |
| 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 privatelyowned.)<br>If you have answered yes, please give details: | [ ]YES [x]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:<br>*Newton Property Management Ltd , 87 Port Dundas Rd, Glasgow, G40HF. Approx monthly cost £65.* | [x]YES [ ]NO |
| b | Is there a common buildings insurance policy? | [x]YES [ ]NO<br>[ ]Don't know |
| | If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges? | [x]YES [ ]NO<br>[ ]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.<br>*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? | [ ]YES [x]NO |
| | 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. | |
| 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? | [ ]YES [x]NO |
| | If you have answered yes, please give details: | |
| c | If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? | [ ]YES [ ]NO |
| | 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: | |

| **14.** | **Guarantees** | |
|---|---|---|
| a | Are there any guarantees or warranties for any of the following: | |
| (i) | Electrical work | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (ii) | Roofing | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (iii) | Central heating | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (iv) | National House Building Council(NHBC) | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (v) | Damp course | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (vi) | Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy) | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| 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? | [ ]YES [x]NO |
| | If you have answered yes, please give details: | |

| **15.** | **Boundaries** | |
|---|---|---|
| | So far as you are aware, has any boundary of your property been moved in the last 10 years? | [ ]YES [x]NO<br>[ ]Don't know |
| | If you have answered yes, please give details: | |
| **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 [x]NO |
| b | that affects your property in some other way? | [ ]YES [x]NO |
| c | that requires you to do any maintenance, repairs or improvements to your property? | [ ]YES [x]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): | Miss Diane Baker |
| Capacity: | [x]Owner<br>[ ]Legally Appointed Agent for Owner |
| Date: | 04/05/2022 |

# Form EWS1: External Wall Fire Review

**Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist (Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.**

**This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part if its contents (Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.**

**Client organisation:**Rebecca Crook**……..**

**Subject Address (One form per block)**

| Block or building name | Street | Town | Postcodes (all built) |
|---|---|---|---|
| 31 | Mansionhouse Road | Glasgow | G41 3DW |

**I confirm that I have used reasonable skill and care to investigate (Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.**

~~**OPTION A(Note 1) – Where external wall materials are unlikely to support combustion**~~
~~**I confirm that:**~~
~~**I meet the professional body membership and competence criteria as described in Note 2**~~
~~**In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)**~~
~~**In relation to attachments to the external wall (tick one of the following):**~~

- ~~☐ **A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility (Note 6) or better);**~~
- ~~☐ **A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required**~~
- ~~☐ **A3 – Where neither of the above two options apply, there may be potential costs of remedial works to attachments (Note 8)**~~

**OPTION B(Note 1) – Where combustible materials are present in external wall**
**I confirm that:**
**I meet the professional body membership and competence criteria as described in Note 3**
**I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 9) presented by the external wall construction and attachments (tick one of the following)**

- **X B1 - I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required**
- ~~☐ **B2 - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).**~~

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| | | | |
|---|---|---|---|
| **Name:** | **Paul Nelis** | **Qualifications:** | **MIFireE & Registered Fire Risk Assessor with the IFE.** |
| **Organisation:** | **Fire Risk Assessment (Scotland) Ltd** | **Professional body:** | **Institution of Fire Engineers.** |
| **Signature:** | Paul Nelis | **Date:** | **20 September 2020** |

## NOTES

**Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.**

**Note 2 –For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.**

**Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.**

**Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.**

**Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.**

**Note 6 – The term 'limited combustibility' is as defined in BS 9991:2015.**

**Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance**

**Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.**

**Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:**

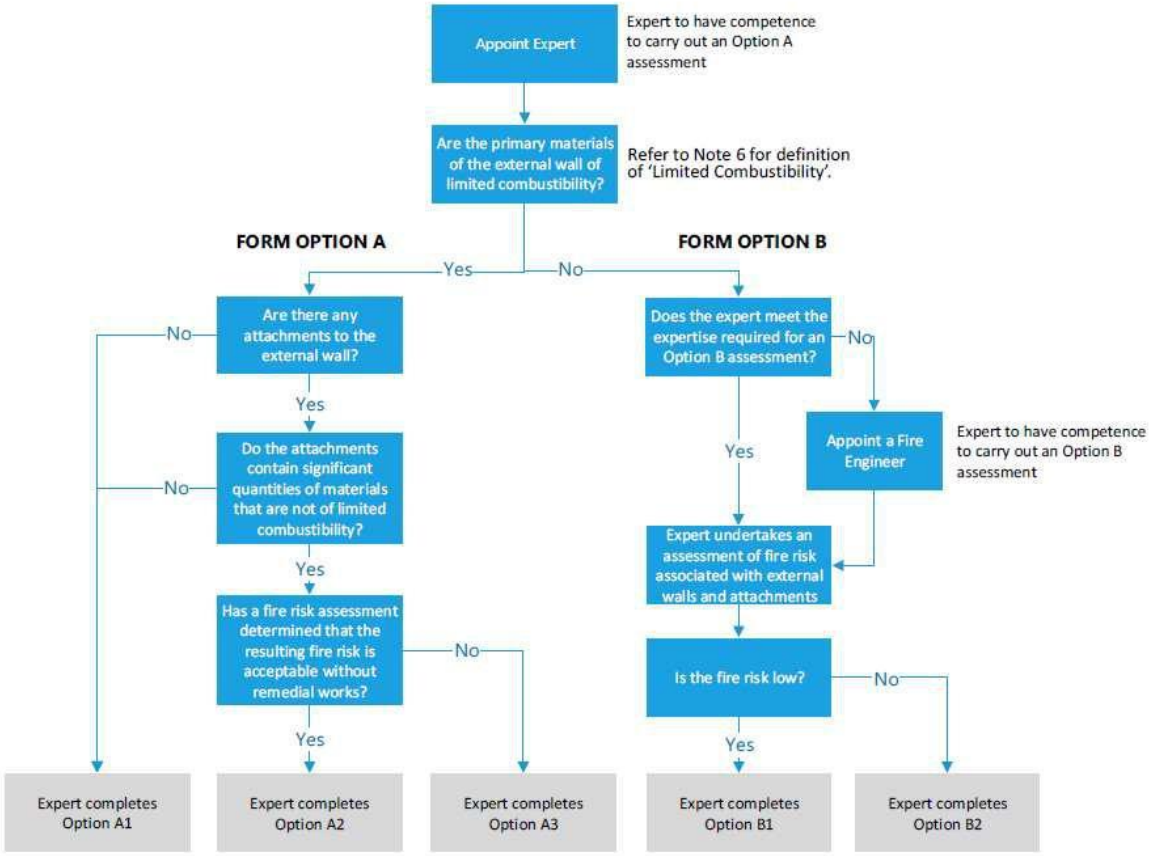
- **Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and**
- **Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and**
- **Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.**

**The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.**

**Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally**

**need to be supplied to the valuer along with this form (unless there are specific issues which may require it).**

**Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.**

## Flow Chart

Flow Chart