

YOUR ONESURVEY  
**HOME REPORT**

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**ADDRESS**

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Flat 3/3  
143 Hayburn Lane  
Glasgow  
G12 9FD

**PREPARED FOR**

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Jon Bennett

**INSPECTION CARRIED OUT BY:**



**ALLIED**  
**SURVEYORS**  
**SCOTLAND**

**SELLING AGENT:**

**Corum - West End**

**HOME REPORT GENERATED BY:**

**oneSURVEY** |   
HOME REPORT

# Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Glasgow North - Allied Surveyors Scotland Plc	23/11/2021
<u>Mortgage Certificate</u>	Final	Glasgow North - Allied Surveyors Scotland Plc	23/11/2021
<u>Property Questionnaire</u>	Final	Mr. Jon Bennett	18/11/2021
<u>EPC</u>	Final	Glasgow North - Allied Surveyors Scotland Plc	22/11/2021
Additional Documents	Final		

## 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](http://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.

P A R T 1 .

# SINGLE SURVEY

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



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	GE/9378
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<b>Customer</b>	Mr. Jon Bennett
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<b>Selling address</b>	Flat 3/3 143 Hayburn Lane Glasgow G12 9FD
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<b>Date of Inspection</b>	22/11/2021
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<b>Prepared by</b>	Russell J.D. Smith, MA MRICS Glasgow North - Allied Surveyors Scotland Plc
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# **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.<sup>1</sup>

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.

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<sup>1</sup> 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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<sup>2</sup> 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.

<b>Description</b>	The subjects comprise a purpose built, third floor flat contained within a seven storey block of 20 separate flats with shared entrance and lift access to all levels. There is a communal parking garage to the ground floor of the building.
<b>Accommodation</b>	Entrance hallway, living room with kitchen off, master bedroom with en-suite shower room, bedroom 2, bedroom 3, internal bathroom.
<b>Gross internal floor area (m2)</b>	113 sq m. approx.
<b>Neighbourhood and location</b>	<p>The subjects are located in the Hyndland area of Glasgow which lies to the west of the city centre. Surrounding properties comprise a mix of similar modern flats and houses, as well as more traditional tenement buildings. A good range of local amenities and facilities is available nearby, and Hyndland Railway Station lies to the rear.</p> <p>The building is understood to be contained within the Glasgow West Conservation area.</p>
<b>Age</b>	11 years.
<b>Weather</b>	Dry and overcast with sunny spells.
<b>Chimney stacks</b>	Not applicable.
<b>Roofing including roof space</b>	The roof is of flat design and is assumed to be clad with a modern membrane or similar material. No sight of the roof covering was possible from ground level.



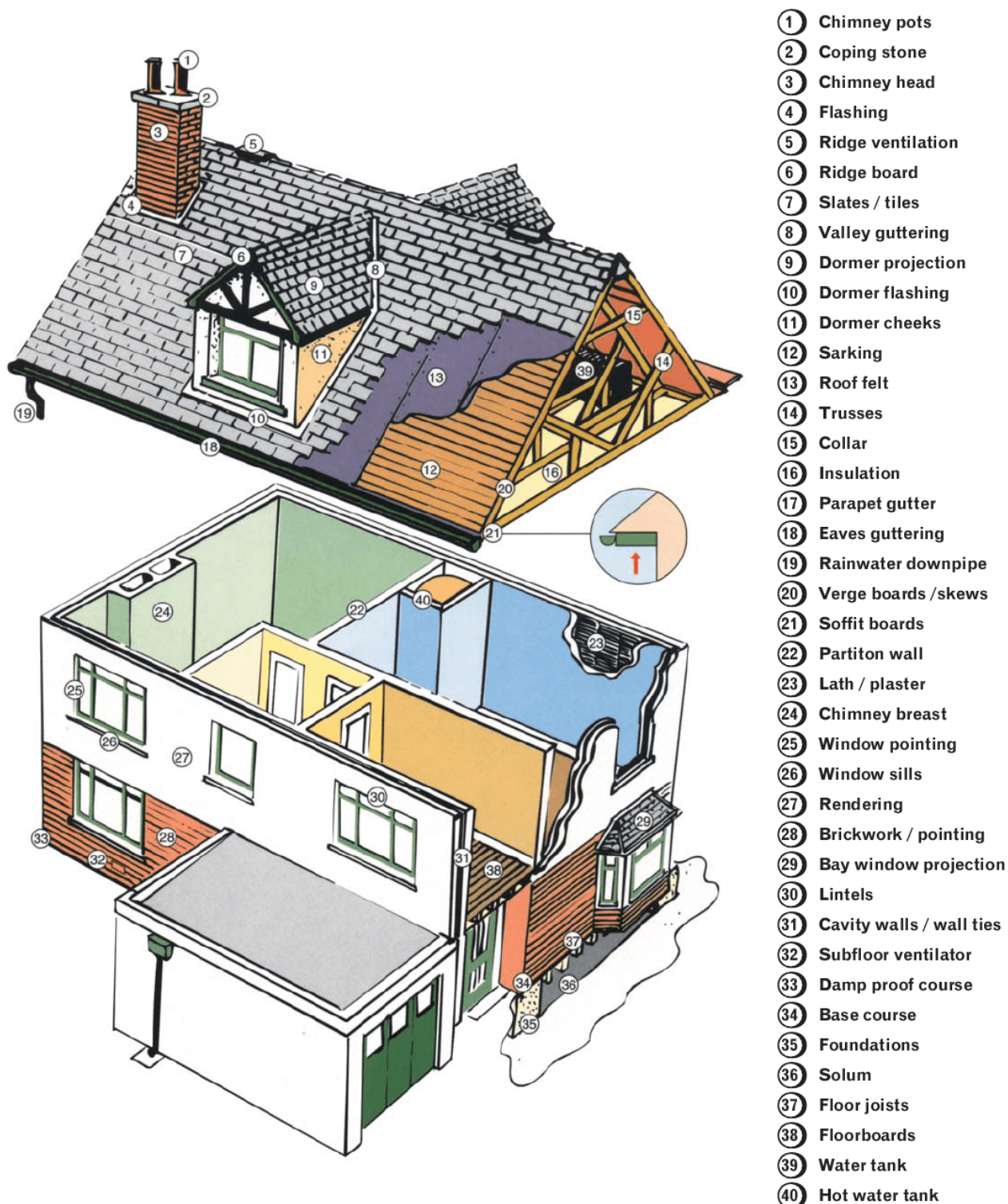
	<p>Due to the design of the building there is no roof space to inspect.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p>
<b>Rainwater fittings</b>	Gutters are assumed to be of parapet design and incorporated into the main roof cladding. The downpipes are internal and are assumed to be formed in PVC.
<b>Main walls</b>	<p>The building is understood to be predominantly of conventional cavity construction with external finishes of facing brick, stone blockwork, metal sheeting, terracotta tiling and timber cladding. Our inspection was somewhat restricted from ground level, particularly at the rear.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<b>Windows, external doors and joinery</b>	<p>The flat's windows are the original timber framed casement units, which are double glazed throughout. There is a similar double glazed, timber framed patio door giving access on to the private balcony. The flat's main entrance door is formed in timber.</p> <p>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.</p>
<b>External decorations</b>	<p>Painted finishes to external timbers, etc.</p> <p>Visually inspected.</p>
<b>Conservatories / porches</b>	Not applicable.
<b>Communal areas</b>	<p>The communal hallways have carpeted floors and papered walls.</p> <p>Circulation areas visually inspected.</p>

<b>Garages and permanent outbuildings</b>	<p>As noted above, there is a secure communal garage at ground floor level. It is assumed that the flat benefits from a private allocated space.</p> <p>Visually inspected.</p>
<b>Outside areas and boundaries</b>	<p>The flat benefits from a private balcony to the rear, which is accessed from the living room. The balcony has a timber decked surface.</p> <p>Visually inspected.</p>
<b>Ceilings</b>	<p>Ceilings are formed in plasterboard.</p> <p>Visually inspected from floor level.</p>
<b>Internal walls</b>	<p>The internal walls are formed in plasterboard.</p> <p>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<b>Floors including sub floors</b>	<p>The floors are assumed to be of floating timber or chipboard over a suspended concrete slab. Due to fitted floor coverings throughout the flat, no detailed sight of the flooring was possible.</p> <p>The property is located on an upper level and as such there is no sub-floor area to inspect.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
<b>Internal joinery and kitchen fittings</b>	<p>Door frames and skirting boards etc. are formed in timber with painted finishes. Glazed panel were noted to the double doors between the living room and kitchen.</p> <p>Kitchen fittings comprise a range of wall and floor mounted units with a large gas hob.</p> <p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p>

<b>Chimney breasts and fireplaces</b>	Not applicable.
<b>Internal decorations</b>	<p>There are painted finishes to internal walls and ceilings.</p> <p>Visually inspected.</p>
<b>Cellars</b>	Not applicable.
<b>Electricity</b>	<p>Mains supply. 13 amp mains circuit with circuit breakers and meter located in the hall cupboard.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
<b>Gas</b>	<p>Mains supply.</p> <p>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.</p>
<b>Water, plumbing and bathroom fittings</b>	<p>Mains water supply. Visible plumbing is formed in copper, PVC and flexible metal pipework.</p> <p>In the main bathroom there is a white three piece suite with over-bath mixer shower.</p> <p>The en-suite off the master bedroom has a similar white two piece suite and a corner shower cubicle (mixer).</p> <p>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.</p>
<b>Heating and hot water</b>	There is a gas fired Worcester combination boiler in the kitchen. This serves panel radiators throughout the flat and

	<p>provides hot water.</p> <p>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.</p>
<b>Drainage</b>	<p>Appears to be connected to the mains sewer.</p> <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p>
<b>Fire, smoke and burglar alarms</b>	<p>Smoke alarms were noted to the hall ceiling. There is also a heat detector within the kitchen.</p> <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p>
<b>Any additional limits to inspection</b>	<p>The property was furnished at the time of inspection.</p> <p>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.</p>

## Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

## 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:	There is no evidence of significant structural movement to the building.

Dampness, rot and infestation	
Repair category:	1
Notes:	There is no evidence of significant dampness, rot or infestation within the flat.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	Within the limits of our inspection, no obvious significant defects were noted. As with any flat roof, a degree of regular and ongoing maintenance can be anticipated.



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:	Due to the weather conditions at the time of our inspection, we are unable to comment on the adequacy or otherwise of the rainwater conductors. On the basis of our limited external inspection, there was no evidence to suggest any significant or ongoing defects.

Main walls	
Repair category:	1
Notes:	<p>On the basis of our limited ground level inspection no obvious significant defects were noted.</p> <p>Elements of the external wall system/balconies may be formed in combustible material. We have been advised that an EWS1 form has been obtained on the property which is required in accordance with RICS and lenders guidance. Please note the comments regarding this in section 4 – ‘Matters for solicitor or licensed conveyancer’.</p> <p>We do not provide fire safety advice. We will not review, comment on or validate the EWS1 form. We have assumed that the form does not recommend any remedial work however purchasers should seek advice and satisfy themselves on the content of the form. The surveyor owes no liability whatsoever to any party that relies on this form. Purchasers are also advised to obtain a copy of the existing Fire Risk Assessment for the building from the factor or property manager. This assessment may highlight costs for remediation works at some point in the future but for the purposes of this valuation these costs are assumed to not significantly affect the valuation provided.</p>

Windows, external doors and joinery
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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:	1
Notes:	<p>Satisfactory with regards to age and type.</p> <p>Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.</p>

External decorations	
Repair category:	1
Notes:	Generally well presented.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	<p>The communal areas are generally well presented.</p> <p>We did note evidence of previous water ingress around the skylight window above the top floor landing. Localised redecoration would be beneficial.</p>



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.

## Garages and permanent outbuildings

Repair category:	1
Notes:	No obvious significant defects noted.

## Outside areas and boundaries

Repair category:	1
Notes:	<p>No significant defects were noted to the flat's private balcony. Please see comments under 'Matters for a solicitor' below.</p> <p>There are mature trees within close proximity of the building which may require to be cut back periodically.</p>

## Ceilings

Repair category:	1
Notes:	Ceilings are generally satisfactory although some minor hairline cracking was noted.

## Internal walls

Repair category:	1
Notes:	Again, internal plasterwork is generally satisfactory although some minor shrinkage cracking was noted.

## Floors including sub-floors

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:	1
Notes:	Within the limits of our inspection no obvious significant defects were noted. Parts of the flooring were found to be creaky which is fairly typical for a property of this age and type.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery and kitchen fittings are generally satisfactory.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	Generally well presented.

Cellars	
Repair category:	
Notes:	Not applicable.

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.

Electricity	
Repair category:	1
Notes:	The electrical installation appears to be original and no obvious defects were noted. It is recommended that electrical systems are tested every five to ten years and, if available, a recent satisfactory test certificate should be exhibited.

Gas	
Repair category:	1
Notes:	Our valuation assumes that the gas installation complies with current Gas Safe regulations.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were noted to visible sections of plumbing.  Bathroom fittings appear to be in satisfactory condition with regards to age and type.

Heating and hot water	
Repair category:	1
Notes:	It should be confirmed whether the central heating system has been annually serviced or is covered by a maintenance contract. In the absence of written confirmation of this we would recommend that the system is serviced by a Gas Safe registered engineer. Localised wear and tear was noted to radiators, etc.

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.

Drainage	
Repair category:	1
Notes:	No obvious 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

<b>Structural movement</b>	1
<b>Dampness, rot and infestation</b>	1
Chimney stacks	
<b>Roofing including roof space</b>	1
<b>Rainwater fittings</b>	1
<b>Main walls</b>	1
<b>Windows, external doors and joinery</b>	1
<b>External decorations</b>	1
Conservatories / porches	
<b>Communal areas</b>	1
<b>Garages and permanent outbuildings</b>	1
<b>Outside areas and boundaries</b>	1
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
Chimney breasts and fireplaces	
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	1
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<b>Drainage</b>	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?	Third floor
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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	
<p>We have identified that elements of the external wall system may contain potentially combustible material. We have been advised that an EWS1 form has been obtained on the property. We have not reviewed or validated this form and our valuation assumes that no combustible material or requirement for remedial work has been identified. We do not provide fire safety advice and the purchaser should satisfy themselves as to the content and interpretation of the form. No liability whatsoever will be owed by the surveyor to any party which relies on this EWS1 form.</p> <p>The Fire Risk Assessment report for the building should also be obtained from the factor or property manager.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£240,000 (Two Hundred and Forty Thousand Pounds)</p> <p>Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the Pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.</p>	
Valuation (£) and market comments	
<p>£325,000</p> <p>In its present condition, and with the current state of the property market, our valuation of the property is in the region of £325,000 (Three Hundred and Twenty Five Thousand Pounds)</p>	
Report author:	Russell J.D. Smith, MA MRICS
Company name:	Glasgow North - Allied Surveyors Scotland Plc
Address:	Herbert House 24 Herbert Street Glasgow G20 6NB
Signed:	Electronically Signed: 195770-B8A00B3C-DA1D
Date of report:	23/11/2021

P A R T 2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.







## Mortgage Valuation Report

Property:	Flat 3/3 143 Hayburn Lane Glasgow G12 9FD	Client: Mr. Jon Bennett  Tenure: Ownership
Date of Inspection:	22/11/2021	Reference: GE/9378/RJDS/CMcD

*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 located in the Hyndland area of Glasgow which lies to the west of the city centre. Surrounding properties comprise a mix of similar modern flats and houses, as well as more traditional tenement buildings. A good range of local amenities and facilities is available nearby, and Hyndland Railway Station lies to the rear.

The building is understood to be contained within the Glasgow West Conservation area.

### 2.0 DESCRIPTION

2.1 Age: 11 years.

The subjects comprise a purpose built, third floor flat contained within a seven storey block of 20 separate flats with shared entrance and lift access to all levels. There is a communal parking garage to the ground floor of the building.

### 3.0 CONSTRUCTION

The building is understood to be predominantly of cavity brick and block construction with a variety of external claddings. The roof is of flat design and is understood to be clad with a modern membrane or similar material.

### 4.0 ACCOMMODATION

Entrance hallway, living room with kitchen off, master bedroom with en-suite shower room, bedroom 2, bedroom 3, internal 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						

<b>6.0</b>	<b>OUTBUILDINGS</b>				
<b>Garage:</b>	Assumed allocated parking space in communal garage.				
<b>Others:</b>	-				
<b>7.0</b>	<b>GENERAL CONDITION</b> - 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.				
At the time of our inspection, undertaken in conjunction with a Home Report the general condition of the property appeared consistent with its age and type of construction. Our inspection of the external fabric was however somewhat restricted, particularly with regards to the roof covering.					
<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> (as a condition of any mortgage or, to preserve the condition of the property)				
-					
<b>8.1 Retention recommended:</b>			-		
<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>				
Made up and assumed to be adopted.					
<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	240,000	<b>GROSS EXTERNAL FLOOR AREA</b>	125	<b>Square metres</b>
<i>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.</i>					
<b>11.0</b>	<b>GENERAL REMARKS</b>				
<p>We have identified that elements of the external wall system may contain potentially combustible material. We have been advised that an EWS1 form has been obtained on the property. We have not reviewed or validated this form and our valuation assumes that no combustible material or requirement for remedial work has been identified. We do not provide fire safety advice and the purchaser should satisfy themselves as to the content and interpretation of the form. No liability whatsoever will be owed by the surveyor to any party which relies on this EWS1 form.</p> <p>The Fire Risk Assessment report for the building should also be obtained from the factor or property manager.</p> <p>The suitability of the property for mortgage purposes will depend on the content of the EWS1 form and its interpretation by individual lending institutions. Some lenders have chosen not to follow RICS guidance on which our recommendations are based. It is essential that you make appropriate enquiries with your preferred lender prior to making a legal offer to purchase. The content of the EWS1 form and lenders guidance may result in our valuation being amended. The valuation stated within this report assumes that no combustible material has been identified and that no adverse comment is contained in the EWS1 form.</p>					
<b>12.0</b>	<b>VALUATION</b> 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 condition (£):	£325,000	Three Hundred and Twenty Five Thousand Pounds	
12.2	Market Value on completion of essential works (£):	-	-	
12.3	Suitable security for normal mortgage purposes?	Yes		
12.4	Date of Valuation:	22/11/2021		
Signature:		Electronically Signed: 195770-B8A00B3C-DA1D		
Surveyor:	Russell J.D. Smith	MA MRICS	Date:	23/11/2021
<b>Glasgow North - Allied Surveyors Scotland Plc</b>				
Office:	Herbert House 24 Herbert Street Glasgow G20 6NB		Tel: 0141 337 1133 Fax: email: <a href="mailto:glasgow.north@alliedsurveyorsscotland.com">glasgow.north@alliedsurveyorsscotland.com</a>	

P A R T 3 .

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	Flat 3/3 143 Hayburn Lane Glasgow G12 9FD
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<b>Customer</b>	Mr. Jon Bennett
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<b>Customer address</b>	Flat 3/3 143 Hayburn Lane Glasgow G12 9FD
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<b>Prepared by</b>	Russell J.D. Smith, MA MRICS Glasgow North - Allied Surveyors Scotland Plc
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

FLAT 3/3 , 143 HAYBURN LANE, GLASGOW, G12 9FD

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 22 November 2021  
**Date of certificate:** 22 November 2021  
**Total floor area:** 113 m<sup>2</sup>  
**Primary Energy Indicator:** 102 kWh/m<sup>2</sup>/year

**Reference number:** 0419-6629-5009-0632-6222  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

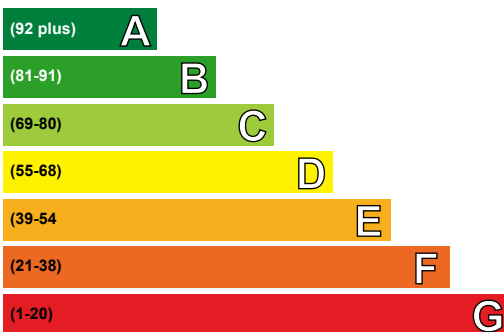
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£1,734

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	81

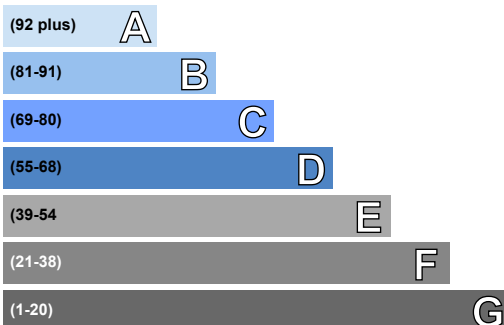
## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (81)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
83	83

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (83)**. 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](http://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	System built, as built, insulated (assumed)	★★★★★	★★★★★
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
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<sub>2</sub> 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 18 kg CO<sub>2</sub>/m<sup>2</sup>/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 2.0 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	£1,152 over 3 years	£1,152 over 3 years	Not applicable
Hot water	£303 over 3 years	£303 over 3 years	
Lighting	£279 over 3 years	£279 over 3 years	
<b>Totals</b>	<b>£1,734</b>	<b>£1,734</b>	

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

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](http://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)	2,893	N/A	N/A	N/A
Water heating (kWh per year)	2,277			

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Russell Smith
Assessor membership number:	EES/008352
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	24 Herbert Street Glasgow G20 6NB
Phone number:	01413309950
Email address:	<a href="mailto:glasgow.north@alliedsurveyorsscotland.com">glasgow.north@alliedsurveyorsscotland.com</a>
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](http://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](http://www.gov.scot/epc).

P A R T 4 .

# PROPERTY QUESTIONNAIRE

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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

Flat 3/3  
143 Hayburn Lane  
Glasgow  
G12 9FD

Seller(s)

Jon Bennett and Julie Bennett

Completion date of property questionnaire

18/11/2021

Note for sellers

1.	<b>Length of ownership</b>
	<b>How long have you owned the property?</b> 11 years
2.	<b>Council tax</b>
	<b>Which Council Tax band is your property in? (Please circle)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
3.	<b>Parking</b>
	<b>What are the arrangements for parking at your property? (Please tick all that apply)</b>  Garage <input type="checkbox"/> Allocated parking space <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Shared parking <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify):

<b>4.</b>	<b>Conservation area</b>	
	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 [x]Don't know
<b>5.</b>	<b>Listed buildings</b>	
	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
<b>6.</b>	<b>Alterations/additions/extensions</b>	
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):  Please give any guarantees which you received for this work to your solicitor or estate agent.	

<b>7.</b>	<b>Central heating</b>	
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).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> 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). <i>Gas fired</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>11 years ago</i>	
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>9.</b>	<b>Issues that may have affected your property</b>	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>10.</b>	<b>Services</b>	
a	Please tick which services are connected to your property and give details of the supplier:	

	<table border="1"> <tr> <th>Services</th><th>Connected</th><th>Supplier</th></tr> <tr> <td>Gas or liquid petroleum gas</td><td>Y</td><td>Shell Energy</td></tr> <tr> <td>Water mains or private water supply</td><td>Y</td><td>Scottish Water</td></tr> <tr> <td>Electricity</td><td>Y</td><td>Shell Energy</td></tr> <tr> <td>Mains drainage</td><td>Y</td><td>Scottish Water</td></tr> <tr> <td>Telephone</td><td>N</td><td></td></tr> <tr> <td>Cable TV or satellite</td><td>N</td><td></td></tr> <tr> <td>Broadband</td><td>N</td><td></td></tr> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	Y	Shell Energy	Water mains or private water supply	Y	Scottish Water	Electricity	Y	Shell Energy	Mains drainage	Y	Scottish Water	Telephone	N		Cable TV or satellite	N		Broadband	N	
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Cable TV or satellite	N																								
Broadband	N																								
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 [ ]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:																								
<b>11.</b>	<b>Responsibilities for shared or common areas</b>																								
a	<p>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?</p> <p>If you have answered yes, please give details:</p> <p><i>The apartment has shared entry, lift etc so we pay a proportion of maintenance and cleaning costs etc for common areas. The building factors are Hacking &amp; Paterson, Glasgow.</i></p>	[x]YES [ ]NO [ ]Don't know																							
b	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered yes, please give details:</p> <p><i>As above.</i></p>	[x]YES [ ]NO [ ]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?	[ ]YES [x]NO																							

	If you have answered yes, please give details:	
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 [x]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 [x]NO
<b>12.</b>	<b>Charges associated with your property</b>	
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: <i>Hacking &amp; Paterson, 1 Newton Terrace, Glasgow, G3 7PL. No deposit are held. Approximate charges are £350 per quarter.</i>	[x]YES [ ]NO
b	Is there a common buildings insurance policy?	[x]YES [ ]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	[x]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. <i>Included in quarterly factors fees.</i>	
<b>13.</b>	<b>Specialist works</b>	
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

	<p>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:</p>	
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<b>14.</b>	<b>Guarantees</b>	
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 [ ]Don't know [x]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:	

<b>15.</b>	<b>Boundaries</b>	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	



<b>16.</b>	<b>Notices that affect your property</b>	
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.	

<b>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.</b>	
Signature(s):	Jon Bennett
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	18/11/2021

## **Form EWS1: External Wall Fire Review**

**Objective** – This EWS1 form is a set way for a building owner to confirm to valuers and lenders that an external wall system or attachments, such as a balcony, on buildings containing flats has been assessed by a suitable expert.

This EWS1 form is for the external wall system only. It is not a life safety certificate. It should not be taken as confirmation that other works relating to fire safety in other parts of the building are not required. Independent advice on the fire risk assessment of the entire building should always be obtained.

**Where the signatory has been asked to provide the client organisation with a separate report, it reflects the conclusions set out in that report. This form has been prepared for the sole and exclusive use of the client organisation (typically the Building Owner) named below. It is the conclusion of the report (Note 9) that has been provided to the client organisation and has been prepared in accordance with the terms and conditions that have been agreed with that client organisation. It is provided subject to those terms and conditions, including any exclusions and/or limits of liability included therein.**

**No responsibility is accepted to any third party for the whole or any part of the contents of this form. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the form during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser or borrower who may see or become aware of the form during the process through which they come to purchase or secure a loan against an interest in any part of the Subject Address. Should any third party (e.g. buyer, seller, lender, valuer) wish to rely on this form, they should contact the signatory's organisation.**

**Any amendments to the wording on this form (except as provided in Note 1) render it invalid.**

Client organisation: **Jon Bennett**

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

Block or building name	Street	Town	Postcodes (all built)
<b>Flat 3/3, 143</b>	<b>Hayburn Lane</b>	<b>Glasgow</b>	<b>G12 9FD</b>

I confirm that I have used reasonable skill and care to investigate <sup>(Note 4)</sup> the primary external wall materials (typically insulation, filler materials and cladding) and attachments (including balconies) of the external walls of the above building/block.

### **OPTION A <sup>(Note 1)</sup> – 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 <sup>(Note 5)</sup> or better, and cavity barriers are installed to an appropriate standard in relevant locations <sup>(Note 6)</sup>.
- 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 <sup>(Note 5)</sup> 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 7).

**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 8) presented by the external wall construction and attachments *(tick one of the following)*:

☐ **B1** – I have concluded that in my view the fire risk (Notes 7 and 8) is sufficiently low that no remedial works are required.

☐ **B2** – I have concluded that in my view the fire risk (Note 7) is sufficiently high that remedial works are required, and I have identified to the client organisation the remedial and interim measures required (documented separately).

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Name	Mr Philip S Diamond
Qualifications(s)	Chartered Building Surveyor
Organisation	Diamond & Company (Scotland) Ltd, Chartered Building Surveyors, 6A Dunnswood House, Dunnswood Road, Wardpark South, Cumbernauld G67 3EN Tel: 01236 803444
Professional Body	Royal Institution of Chartered Surveyors (RICS)
Membership number	Reg No 87625, Qualified 13 December 1991 Professional Indemnity Ref: As per Verification of Cover Attached
Signature	
Date	23 November 2021



## **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 measures have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a fully qualified member of a relevant professional body within the construction industry.

**Note 3** – For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials. For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution. For non-IFE members, the signatory should be a fully qualified member of a relevant professional body that deals with fire safety in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.

**Note 4** – 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 EWS1 Form, or inspection of photographic or similar information gathered by a 3<sup>rd</sup> party (subject to the signatory having sufficient confidence in that 3<sup>rd</sup> 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 5** – The term ‘limited combustibility’ is as defined in BS 9991:2015.

**Note 6** – 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 7** – In this situation the signatory should notify the client organisation that the fire risk assessment of the building will need to be reviewed to consider the findings of the external walls survey.

**Note 8** – The assessment of fire risk as described above includes that in so far 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 space 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 9** – The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this EWS1 Form. That separate report would not normally need to be supplied to the valuer along with this EWS1 Form (unless there are specific issues which may require it).

**Note 10** – This EWS1 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.

