

YOUR ONESURVEY
HOME REPORT

ADDRESS

Flat 0/1
68 Montague Street
Glasgow
G4 9EY

PREPARED FOR

Sue Fox

INSPECTION CARRIED OUT BY:

DM HALL
CHARTERED SURVEYORS

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	D M Hall - Glasgow	25/03/2022
<u>Mortgage Certificate</u>	Final	D M Hall - Glasgow	28/03/2022
<u>Property Questionnaire</u>	Final	Ms. Sue Fox	28/03/2022
<u>EPC</u>	Final	D M Hall - Glasgow	28/03/2022
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 (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

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



Single Survey

Survey report on:

Surveyor Reference	GR220931
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Customer	Ms. Sue Fox
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Selling address	Flat 0/1 68 Montague Street Glasgow G4 9EY
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Date of Inspection	25/03/2022
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Prepared by	Christopher Pidgeon, BSc (Hons) MRICS D M Hall - Glasgow
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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.¹

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.



The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

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

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

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

2.3.3 Category 1: No immediate action or repair is needed.

WARNING: If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- *There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- *There are no particularly troublesome or unusual legal restrictions;
- *There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

“Re-instatement cost” is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property

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.

Description	The property under report comprises a purpose built ground floor flat contained within a four storey end-terraced tenement block made up of four separate units with a shared entrance.
Accommodation	GROUND FLOOR: Entrance vestibule, hallway, living room, kitchen, two bedrooms and a bathroom.
Gross internal floor area (m2)	89 m ² .
Neighbourhood and location	<p>The subjects are located with the Woodlands district of Glasgow which lies to the west of the city centre. Surrounding properties are of a similar age and character with a wide range of local amenities and facilities available within a short drive.</p> <p>The property is situated within the Woodlands Conservation area.</p>
Age	Approximately 120 years.
Weather	It was dry and bright at the time of inspection.
Chimney stacks	<p>Visually inspected with the aid of binoculars where required.</p> <p>The chimneys would appear to be of a brick construction with a render finish or stone construction with a pointed finish. Flashings were not visible from a ground level inspection.</p>

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof covering would appear to be of a flat design with some of the corner sections noted to be overlaid with a bonded fibreglass roof membrane or a similar type material. No clear sight of the roof covering was possible from a ground level inspection. Due to the design of the roof there was no roof void area to inspect.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where required.</p> <p>Gutters and downpipes are formed in alloy and PVC. It is understood that there are sections of internal downpipes.</p>
Main walls	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The outer walls are of a solid stone construction with a sandstone finish externally.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>Windows are the original timber framed, single glazed sash and casement units. The flats private entrance door is formed in timber with the inner storm door being formed in timber and glass.</p>
External decorations	<p>Visually inspected.</p> <p>Painted/natural finishes.</p>
Conservatories / porches	Not applicable.

Communal areas	<p>Circulation areas visually inspected.</p> <p>See common hallway and stairwell which serves all flats within the building.</p>
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	<p>Visually inspected.</p> <p>The garden ground to the front which has been finished in a combination of slabs and lawn. Boundaries are formed in brick and stone walls as well as metal railings.</p> <p>To the rear, there are communal garden grounds which have been finished in slabs and lawn.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are formed in lath and plaster.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are formed in a combination of lath and plaster, plasterboard and plastered on hard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Flooring is of suspended timber joist construction. Due to partial floor coverings being installed only a limited sight of the flooring was possible.</p> <p>Due to lack of suitable clearance no sub-floor inspection was undertaken.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The internal joinery and skirting surrounds are formed in</p>

	<p>timber.</p> <p>The kitchen provides a range of floor mounted units.</p>
Chimney breasts and fireplaces	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>All original fireplaces have been blocked up.</p>
Internal decorations	<p>Visually inspected.</p> <p>There is a combination of painted, tiled and timber panel finishes.</p>
Cellars	Not applicable.
Electricity	<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> <p>Mains supply. The circuit breaker distribution board is wall mounted within the hall.</p>
Gas	<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> <p>Mains supply. The gas meter is located with the bathroom cupboard.</p>
Water, plumbing and bathroom fittings	<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> <p>Mains water supply. Visible sections of plumbing and pipework were seen to be formed in a combination of copper and PVC.</p> <p>The bathroom comprises of a four piece suite consisting of bath, shower, wash hand basin and wc.</p>

Heating and hot water	<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> <p>Heating to the property is provided via a gas fired combination Vokera boiler which is wall mounted within the bedroom cupboard. This serves hot water radiators throughout the flat and also provides the water supply.</p>
Drainage	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Assumed to be connected to the Local Authority mains sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p> <p>We have been informed that the property benefits from hard wired smoke detectors.</p>
Any additional limits to inspection	<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</p>

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.

Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.

The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.

Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.

The property was vacant, partly furnished and floors were partly covered during my inspection. Floor coverings restricted my inspection of the flooring.

In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved.

Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection.

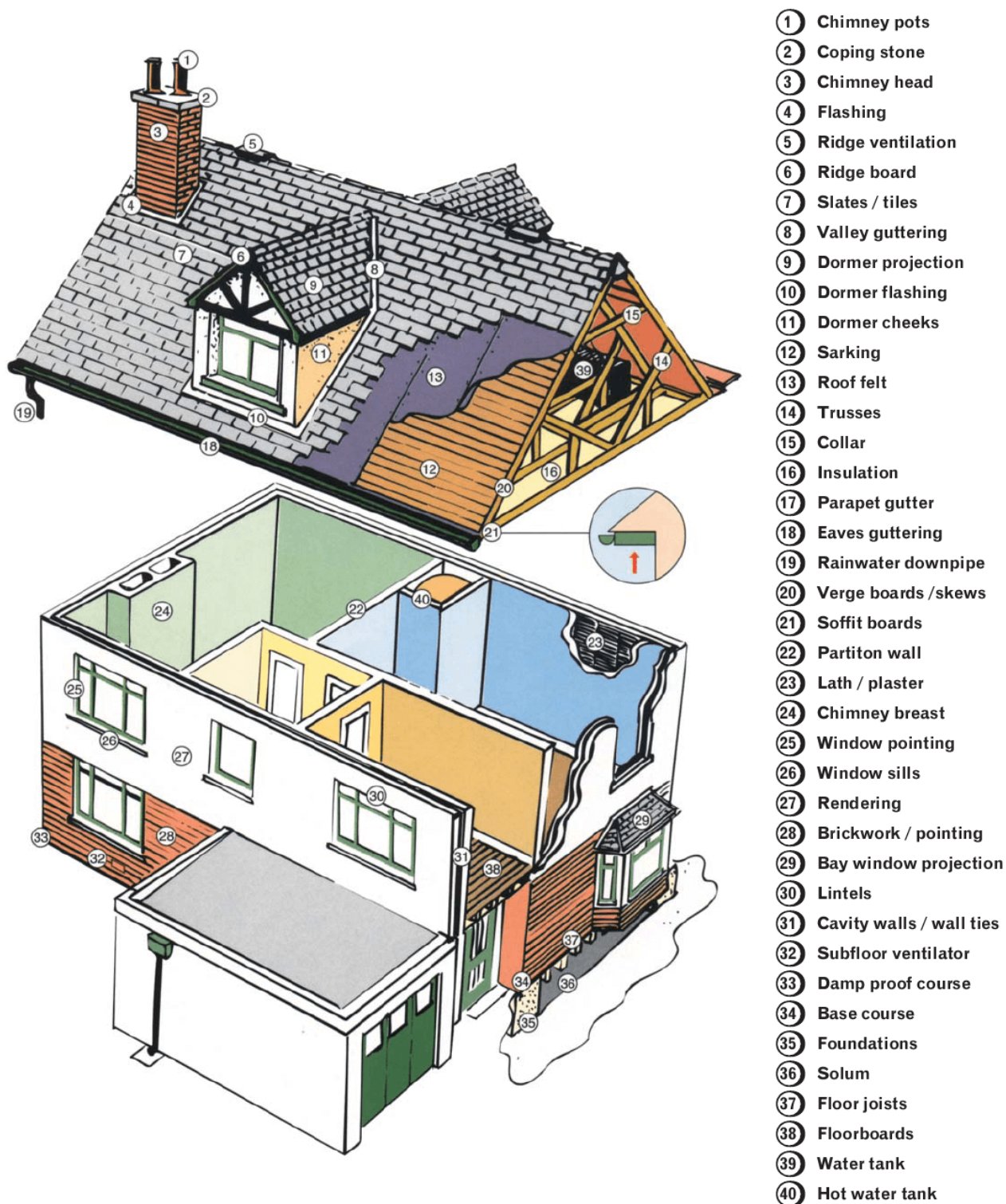
My inspection of the roof covering was restricted from ground level and some parts were not visible. (Trees/surrounding buildings/site topography) partially blocked sight lines. The flat roof coverings were not visible from ground level.

I was not able to inspect the sub floor area.

Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.

	<p>The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.</p> <p>Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p>
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Sectional Diagram showing elements of a typical house



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

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 evidence of previous movement affecting the property and evidence suggests that previous structural repair works have taken place. The valuation assumes that the work was properly supervised and complies with all necessary permissions. Copies of any relevant documentation should be retained with the Title Deeds.

Dampness, rot and infestation

Repair category:	2
Notes:	There is evidence of dampness to the internal wall linings within one of the bedrooms and concealed timbers may be defective. Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.

Chimney stacks

Repair category:	1
Notes:	The chimney stacks have been affected by general weathering and staining however, this is typical for a property of this age and type.

Roofing including roof space

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>From the limits of a ground level inspection, no obvious significant defects were apparent.</p> <p>Flat roofs by their very nature will require regular and careful ongoing maintenance to maintain the building in a wind and watertight condition. Eventual recovering of flat roofs should be anticipated.</p>

Rainwater fittings	
Repair category:	1
Notes:	No significant defects were noted. Internal rainwater conductors will require a higher than average degree of maintenance.

Main walls	
Repair category:	2
Notes:	The outer walls have been affected by general weathering and staining however, this is typical for a property of this age and type. Localised re-pointing and refacing of stonework is required.

Windows, external doors and joinery	
Repair category:	2
Notes:	The windows would appear to date back to the time of the property's construction. It is understood that the windows underwent substantial refurbishment works circa 2018, this included the installation of draft excluders and security locks. Sash and case windows, by their very nature, will require regular and

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.

	careful ongoing maintenance.
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External decorations	
Repair category:	1
Notes:	No significant defects evident.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	2
Notes:	Decorative finishes are marked and damaged. Common stair windows are in need of general repair/replacement.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries

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:	2
Notes:	<p>The outside areas have been adequately maintained with boundaries being clearly defined.</p> <p>There are mature trees growing within influencing distance of the building/boundary walls. A tree surgeon will be able to provide further advice.</p> <p>The boundary walls were noted to be affected by movement as well as root action damage caused by the trees. Repairs to the boundary walls can be anticipated.</p>

Ceilings	
Repair category:	<div>1</div>
Notes:	<p>There is plaster cracking to ceilings.</p> <p>There are original features/ornate plasterwork detailing and repair of these can be expensive even if only small areas are disturbed. This often leads to more extensive work being necessary.</p>

Internal walls	
Repair category:	<div>1</div>
Notes:	<div>Minor cosmetic defects were noted to the plasterwork.</div> <div>Please see comments around "Dampness, Rot an Infestation".</div>

Floors including sub-floors	
Repair category:	

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.

	1
Notes:	<p>Some of the sections of flooring have been affected by general wear and tear.</p> <p>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.</p> <p>Sections of flooring are loose/uneven.</p>

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects evident.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	<p>Flues should ideally be swept and tested on an annual basis.</p> <p>Where fireplaces have been removed there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. Disused chimneys should be capped and vented</p> <p>If disused fireplaces are to be reopened further advice should be sought to ensure that the chimney flue is intact and suitable for use.</p>

Internal decorations

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>No significant defects evident.</p> <p>There is timber cladding to a number of wall surfaces. This may represents a fire hazard.</p>

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	<p>It would appear the electrical installation was last tested in 2019.</p> <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.</p> <p>Some of the sockets were noted to be mounted to sections of timber panelling and this may pose as a fire hazard.</p>

Gas	
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:	Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.
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Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects evident.

Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>It is assumed that the central heating system has been properly installed and maintained to meet with all relevant regulations, particularly in respect of flue and ventilation requirements.</p> <p>Boilers and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation.</p>

Drainage	
Repair category:	1
Notes:	No evidence of significant defects.

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	2
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	2
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
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?	Ground
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 type="checkbox"/> YES <input checked="" 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

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

The Building factor should be asked to confirm that there are no planned or outstanding repair schemes for the building containing the flat. The flat may have a common building reinstatement policy.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

It is understood there are factoring arrangements in place in respect of the maintenance and upkeep of communal areas. This should be verified by the completing conveyancer.

Alterations have been undertaken to the property to form its present layout. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt

The property is in a conservation area and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Scotland.

The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether or not the property has been the subject of any compensation claims.

It is understood previous damp eradication works have been undertaken in the property at some point in the past and any guarantees should be made readily available.

Any guarantees relating to the re-roofing of the property should be made readily available.

Estimated re-instatement cost (£) for insurance purposes	
£340,000 Three Hundred and Forty Thousand Pounds	
Valuation (£) and market comments	
£265,000 In its present condition and with the current state of the property market the valuation of the property is £265,000 (Two Hundred and Sixty Five Thousand Pounds)	
Report author:	Christopher Pidgeon, BSc (Hons) MRICS
Company name:	D M Hall - Glasgow
Address:	151-153 Kilmarnock Road Glasgow G41 3JE
Signed:	Electronically Signed: 202936-e3057223-4ecb
Date of report:	25/03/2022

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Flat 0/1 68 Montague Street Glasgow G4 9EY	Client: Ms. Sue Fox Tenure: Absolute Ownership
Date of Inspection:	25/03/2022	Reference: GR220931

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 with the Woodlands district of Glasgow which lies to the west of the city centre. Surrounding properties are of a similar age and character with a wide range of local amenities and facilities available within a short drive.

The property is situated within the Woodlands Conservation area.

2.0	DESCRIPTION	2.1 Age:	Approximately 120 years.
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The property under report comprises a purpose built ground floor flat contained within a four storey end-terraced tenement block made up of four separate units with a shared entrance.

3.0 CONSTRUCTION

The outer walls are of a solid stone construction with a sandstone finish externally. The roof is flat and assumed to be clad in a bonded fibreglass roof membrane or a similar type material.

4.0 ACCOMMODATION

GROUND FLOOR: Entrance vestibule, hallway, living room, kitchen, two bedrooms and a 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 serving radiators.						

6.0 OUTBUILDINGS

Garage:		Not applicable.			
Others:					
7.0	GENERAL CONDITION - <i>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.</i>				
<p>During the course of inspection undertaken in conjunction with the Home Report the general condition of the property appeared consistent with its age and type of construction. Given the age of the building continual maintenance both internally and externally can be anticipated and this has been reflected in the assessment of value.</p> <p>Elevated damp meter readings were recorded to the internal wall linings within one of the bedrooms and it would be prudent to monitor this area to ascertain the extent of the issue with appropriate repair works being carried out where necessary.</p>					
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>				
None.					
8.1 Retention recommended:			None.		
9.0	ROADS & FOOTPATHS				
Assumed to be made up and adopted.					
10.0	BUILDINGS INSURANCE (£):	340,000	GROSS EXTERNAL FLOOR AREA	106 m².	Square metres
	<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>				
11.0	GENERAL REMARKS				
<p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>The Building factor should be asked to confirm that there are no planned or outstanding repair schemes for the building containing the flat. The flat may have a common building reinstatement policy.</p> <p>The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.</p> <p>It is understood there are factoring arrangements in place in respect of the maintenance and upkeep of communal areas. This should be verified by the completing conveyancer.</p> <p>Alterations have been undertaken to the property to form its present layout. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt</p> <p>The property is in a conservation area and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Scotland.</p> <p>The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to</p>					

provide information as to historic and future mining activity and whether or not the property has been the subject of any compensation claims.

It is understood previous damp eradication works have been undertaken in the property at some point in the past and any guarantees should be made readily available.

Any guarantees relating to the re-roofing of the property should be made readily available.

12.0	VALUATION <i>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.</i>			
12.1	Market Value in present condition (£):	£265,000	Two Hundred and Sixty 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:	25/03/2022		
Signature:		Electronically Signed: 202936-e3057223-4ecb		
Surveyor:	Christopher Pidgeon	BSc (Hons) MRICS	Date:	28/03/2022
D M Hall - Glasgow				
Office:	151-153 Kilmarnock Road Glasgow G41 3JE		Tel: 0141 636 4141 Fax: email: gr-admin@dmhall.co.uk	

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Flat 0/1 68 Montague Street Glasgow G4 9EY
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Customer	Ms. Sue Fox
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Customer address	Flat 0/1 68 Montague Street Glasgow G4 9EY
-------------------------	---

Prepared by	Christopher Pidgeon, BSc (Hons) MRICS D M Hall - Glasgow
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Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 1, 68 MONTAGUE STREET, GLASGOW, G4 9EY

Dwelling type: Ground-floor flat
Date of assessment: 25 March 2022
Date of certificate: 25 March 2022
Total floor area: 89 m²
Primary Energy Indicator: 252 kWh/m²/year

Reference number: 9012-0627-6100-0815-3226
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
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,442	See your recommendations report for more information
Over 3 years you could save*	£693	

* 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
66	76

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 D (66)**. 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 CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
61	75

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (59)**.

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

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£423.00
2 Floor insulation (suspended floor)	£800 - £1,200	£222.00
3 Draughtproofing	£80 - £120	£48.00

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

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Flat 0/1, 68 Montague Street, Glasgow, G4 9EY

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	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Single 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, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 44 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.9 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.







Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,923 over 3 years	£1,227 over 3 years	
Hot water	£294 over 3 years	£297 over 3 years	
Lighting	£225 over 3 years	£225 over 3 years	
Totals	£2,442	£1,749	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£141		
2 Floor insulation (suspended floor)	£800 - £1,200	£74		
3 Draughtproofing	£80 - £120	£16		

Choosing the right improvement package

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

energy
saving
trust

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

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

1 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

2 Floor insulation (suspended floor)

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

3 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	11,891	N/A	N/A	(3,275)
Water heating (kWh per year)	2,176			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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. Scott Pidgeon
Assessor membership number:	EES/018015
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	151/153 Kilmarnock Road Glasgow Shawlands G41 3JE
Phone number:	0131 477 6000
Email address:	dmhall@dmhall.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

PROPERTY QUESTIONNAIRE

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



Property Questionnaire

Property Address

Flat 0/1
68 Montague Street
Glasgow
G4 9EY

Seller(s)

Sue Fox

Completion date of property questionnaire

28/03/2022

Note for sellers

1.	Length of ownership
	How long have you owned the property? 3.5 years
2.	Council tax
	Which Council Tax band is your property in? (Please circle) []A []B []C [x]D []E []F []G []H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage [] Allocated parking space [] Driveway [] Shared parking [] On street [x] Resident permit [x] Metered parking [x] Other (please specify):

property questionnaire

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[]YES [x]NO []Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[]YES [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): Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

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).	<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 central heating</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>December 2021 new boiler</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).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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?	<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:	
10.	Services	
a	Please tick which services are connected to your property and give details of the supplier:	

property questionnaire

	<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>EDF</td></tr> <tr> <td>Water mains or private water supply</td><td>Y</td><td>Council</td></tr> <tr> <td>Electricity</td><td>Y</td><td>EDF</td></tr> <tr> <td>Mains drainage</td><td>Y</td><td>Council</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	EDF	Water mains or private water supply	Y	Council	Electricity	Y	EDF	Mains drainage	Y	Council	Telephone	N		Cable TV or satellite	N		Broadband	N	
Services	Connected	Supplier																							
Gas or liquid petroleum gas	Y	EDF																							
Water mains or private water supply	Y	Council																							
Electricity	Y	EDF																							
Mains drainage	Y	Council																							
Telephone	N																								
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:																								
11.	Responsibilities for shared or common areas																								
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details: <i>Shared common areas and gardens</i>	[x]YES []NO []Don't know																							
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: <i>Lowther Factors £135 quarterly</i>	[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? If you have answered yes, please give details:	[]YES [x]NO																							

property questionnaire

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
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: <i>Lowther £135 quarterly, plus incidental minor repairs</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>Stair maintenance and lighting through factor</i>	
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?	[x]YES []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. <i>Living room floor repair. Before I bought the property 2012 Roof replacement 2017</i>	
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?	[x]YES []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?	[x]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> <p><i>I have them</i></p>	
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14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
b	<p>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <p><i>Living room floor Roof Boiler</i></p>	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

15.	Boundaries	
	So far as you are aware, has any boundary of your property	<input type="checkbox"/> YES <input type="checkbox"/> NO

property questionnaire

	been moved in the last 10 years?	<input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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):	Suzanne Fox
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	28/03/2022

C Hanlon Limited
6 Brackenrig Road
Thornlie Bank
Glasgow
G46 8QQ

5th April 2017

Warranty Number: 51281

Building Address: 68 Montagu Street, Glasgow G4 9EY

Client: Unknown

Roofing Contractor: C Hanlon Limited

Roof Area: 110m²

Liquid Waterproofing System: HydroStop AH-25

Material delivery date: 30th November 2016

Duration: 25years

THE WARRANTY

The Warranty covers the products set out in the SIG Agreement and Application for Warranty (the "**Agreement**") document reference number A6358 the "**Product(s)**").

SIG Design & Technology ("**SIG**"), warrants to the Client that the Products supplied under the Agreement will, for the warranty period, when incorporated within any system which is compliant with the suppliers' guidelines for processing and installation, remain water impervious and not perforate due to manufacturing defects and if, within the warranty period, the Products do not comply with the Warranty, SIG will repair, or, at its option, pay the reasonable cost of replacement of the Products.



CONDITIONS OF THE WARRANTY

Warranty Number 51281

1.1 This Warranty is subject to and conditional upon the following terms and conditions:-

1.1.1 This Warranty does not cover and SIG shall not be liable for liability, damage or defects resulting from:-

- (a) any losses which were not foreseeable at the time the Warranty was given and, in the case of use in course of a business, trade or profession, any consequential, economic or indirect losses;
- (b) improper storage, handling or installation of a Product (including, without limitation, failure of the Product to be installed in strict compliance with any relevant standards, good industry practice or any guidelines issued by the manufacturer and/or SIG) or improper installation of other accessories;
- (c) repair or alteration of the installed Product, unless all works are undertaken in accordance with the manufacturer's requirements and/or any guidelines issued by SIG;
- (d) settlement or structural movement and/or movement of materials to which the Product is attached;
- (e) incorrect design of the structure to which the Product is attached;
- (f) acts of God, including, hurricane, tornadoes, floods, lightening, storms, earthquakes or other severe and/or abnormal weather or natural phenomena;
- (g) airborne pollutants, such as acid rain;
- (h) efflorescence or performance of paint or coatings applied to the Product at any time, or lack thereof;
- (i) any cause not attributable to manufacturing defects, including, without limitation, neglect, abuse or misuse by the installer or the owner of the Product;
- (j) any deformation affecting the aesthetic, including, but not limited to, discoloration of the Product or other cosmetic defects or any other defects in the Product not damaging its waterproofing integrity, other than a manufacturing defect which results in perforation;
- (k) any defects in the Products caused by excess moisture in a previous or existing roofing system (including insulation and/or associated structure) on refurbishment projects;
- (l) any damage to or defects in the Product resulting from issues or considerations which should have been made apparent by the Client during the design process; and
- (m) any matter for which the Client is insured under a contract of insurance or for which a prudent occupier should maintain a policy of insurance.

2. SIG's total liability to the Client under this Warranty shall not exceed the cost of the repair or replacement of the Products except in the case of non-business purchases in which case SIG does not limit its liability for any loss or damage caused by defects in the Products resulting from SIG's negligence.

3. All Products delivered and invoiced have been paid for in full.

4. The Products have been installed by a Roofing Contractor authorised by SIG and strictly in accordance with the instructions of SIG and the Products have only been used for the purposes recommended or implied by any or each of the following: (a) any standard specifications set out in any applicable national standards and codes of practice, (b) SIG in its relevant literature, (c) SIG issuing written specific recommendations.



5. If the Client wishes to make a claim under this Warranty then any defects in the Products must be notified (by telephone to the number set out below) to SIG within 48 hours of discovery and subsequent written confirmation must be sent to SIG (at the address set out below) within a further 48 hours and in any event not later than the expiry of the Warranty.
6. The Client shall maintain the roof to relevant British Standards, codes of practice and any manufacturers' recommendations. The 25 year Warranty Period will only remain valid (irrespective of when any defect occurs) if roof inspections are carried out on instruction of the client at intervals of no more than 5 years, with the first inspection being before the fifth anniversary of the date of supply of the Products. Inspections must be carried out by SIG at the cost of the Client. Failure to comply with these inspection obligations shall limit the period of the Warranty to no more than 15 years.
7. SIG must be given the opportunity to access and inspect any defective Products before any repairs or remedial works are carried out by an approved contractor.
8. The Client may assign the benefits of this Warranty (subject to all its terms) to any subsequent owner of the building on which the Products are fitted, providing such assignment is in writing and subject to obtaining SIG's prior consent to such assignment.
9. In the case of non-business purchases, this Warranty is in addition to, and in no way affects, the Client's statutory rights relating to faulty or misdescribed goods or services.
10. If the Client has purchased the Products acting in the course of its business, trade or profession, then this Warranty is in place of and to the extent permitted by law replaces and excludes all other warranties and conditions whether express or implied by common law, statutory or otherwise.
11. The parties do not intend that any of the terms of this Warranty shall be enforceable by virtue of the Contract (Right of Third Parties) Act 1999 by any person not a party to it.
12. This Warranty shall be construed in accordance with English law and the parties hereby submit to the exclusive jurisdiction of the English courts save that non-business purchasers in the Republic of Ireland, Northern Ireland and Scotland shall be entitled to enforce their rights in the courts of their country of residence.
13. SIG Design & Technology is a Trading Name of SIG Trading Ltd, Hillsborough Works, Langsett Road, Sheffield, S6 2LW.

.....
Signed on behalf of
SIG Design and Technology

Date:.....



General Guidance Note on Maintenance and Care

The roof is definitely one of the parts of the building that bears the greatest stress. Because you do not directly look at it very often, it is poorly neglected when it comes to maintenance and care.

This can not only lead to unwanted consequences for the functional integrity of a roof covering and waterproofing, but may eventually result in a particularly high financial burden for the building owner, which could have been prevented by due care, maintenance and refurbishment.

What conditions impact on the roof?

All materials, including roofing and waterproofing materials, are subject to natural ageing. However, roof areas are particularly exposed to weathering. Chemical and biological impacts from the environment, facilitated by dust and debris, which in turn promote growth of plants, mosses and other detrimental micro-organisms, may accelerate the process of natural ageing. Physical loads originating from the use of the building impose additional loads on the roof as a constructional component. Thus, simply forgetting about the pitched roof covering or the flat roof waterproofing once it has been installed will become very expensive and hazardous to the overall building fabric in the long run.

Therefore, by giving to a professional roofing contractor the maintenance and care of the roof you will ensure an extended life of your building.

What may threaten your roof?

Wind, vibrations and movements of the building structure may cause loosening of the roofing materials (tiles, slates, slabs, corrugated sheets, ballast).

Temperature changes (freeze-thaw-cycles in winter, thermal shock in other seasons of the year) corrode the surface as well as the substance of the material, possibly causing cracks and fractures. Mortar becomes brittle.

This facilitates the intrusion of water, ice, debris and flying seeds as well as metal corrosion, which in turn accelerates the destruction process.

Obstructing leaves can result in ponding water areas which can turn into slip or wind hazard.

The water-tightness of flashings at roof penetrations, built-in details and adjacent building structures as well as of roof edge trims will be impaired, as will the seam tightness of the membranes installed on the roof area and over movement joints.

From regular inspections to maintenance and care
The roof covering and waterproofing with all its components should be checked at regular intervals. An expert opinion on the condition of the roof is recommended.

An inspection and maintenance contract with a roofing company is the best solution to this issue.

In particular, the following works should always be carried out:
Cleaning the gutters and down pipes as well as other drainage components such as rainwater outlets on the roof
Removal of rough debris from the roof area and from corners and edges in particular
Cleaning of bulk gravel, in particular, from growing plants and rough debris
Checking flashings and trims and built-in details
Paint coating of metal parts
Replacing damaged roofing material
Care of roofing membrane surface protection
Repairing brittle mortar and the like
Checking wooden parts for pests and decay
Inspecting the seams on the flat roof
Inspecting and cleaning roof lights and other lighting elements
Visual control of running boards, roof hooks, snow guards and other built-in details

How is it affecting your SIG Design & Technology Warranty? The building owner is obliged to ensure roof maintenance and care also during the Warranty period for construction works. Failure to do so puts potential Warranty claims at risk.
In case of 20 year Warranty, SIG Design & Technology must have copy of the signed Maintenance Contract and of each inspection report issued by the Roofing Contractor in accordance with the Maintenance Contract.
Repairs and maintenance must be undertaken by a qualified operative in accordance with the manufacturer recommendations, code of good practice and national standards.

Recommended Maintenance Contract

Maintenance Contract = Security for your flat roof

- regular inspections
- longer roof life expectancy
- damage prevention
- better asset preservation
- contractual agreement
- security for years to come

Additional information concerning the Maintenance Contract for flat roofs:

SIG Design & Technology have provided this example Maintenance Contract as a guide to the maintenance services that we would expect to be carried out.

If the Roofing Contractor and the Client decide to use and enter into this Maintenance Contract each party should ensure that they fully review and understand its terms before signature. This Maintenance Contract only covers commercial issues such as the maintenance services to be performed; it does not address legal issues such as limits or exclusions of liability or rights of termination and the parties should take separate and independent legal advice in respect of these issues.

The Maintenance Contract is entered into between the Roofing Contractor and the Client and SIG Design & Technology shall bear no liability whatsoever to either party in connection with the use of the Maintenance Contract.

SIG Design & Technology, Shepshed, March 2009 (SIG Design & Technology is a Trading Name of SIG Trading Ltd, Hillsborough Works, Langsett Road, Sheffield, S6 2 LW)



MaintenanceContract

- Flat Roof-

This MaintenanceContract is entered into on _____

between the Client _____ of _____; and

the Roofing Contractor _____ of _____

§ 1 – Introduction

Roof areas are in particular exposed to weathering. UV and IR radiation cause ageing. Dust and debris lead to incrustation and may obstruct drainage elements. Flying seeds may produce plants. Specific chemical environmental loads may be detrimental to the roof covering. Through professional maintenance the Client may control the risks arising from these loads, from damage of the supporting structure and from natural ageing of the construction materials.

§ 2 – Area to be maintained

Maintenance shall include the following roof areas: _____

Approx. size in m²: _____

Year of construction: _____

§ 3 – Times of Maintenance

A roof area survey is carried out every calendar year:

- " once in spring; and
- " for a second time in autumn
- Please tick as applicable -

During the survey(s) the roof waterproofing will be checked for any defects or damage

§ 4 – Cost of Maintenance

A flat rate of £ _____/m² in total £ _____ plus VAT is due for every maintenance service.

§ 5 – Maintenance Services

The flat-rate maintenance includes the following works:

Cleaning the gutters and downpipes as well as other drainage components such as rainwater outlets on the roof etc.

Removal of obstructing debris from the roof area and from corners and edges

Removal of plants

Visual check of water tightness, in particular, at flashings and trims

Visual check of the mechanical strength of profiles, ventilation elements, roof lights, trims etc.

Furthermore, the flat-rate maintenance includes smaller repair works such as:

Rewelding or rebonding seam areas.

Care of surface protection

Tightening of profile fixings, mechanical roof light elements etc.

Repair of small leaks with permanently elastic synthetic materials or by other suitable measures

Smaller repair works included in the flat-rate maintenance must not take longer than three hours.

Date

Client's signature

§ 6 – Report and Works

After the roof survey, the Roofing Contractor shall provide the Client a short maintenance protocol as well as a status report on the necessary and recommended repair works not included in the flat-rate maintenance.

The Roofing Contractor shall provide the Client with a cost estimate including a list of the works to be carried out. The Roofing Contractor shall, upon the request of and after prior consultation with the Client, carry out these works as soon as reasonably possible. If these works are to be carried out on an hourly rate basis, the parties have agreed upon the following wage rates per hour:

Skilled operatives: £ _____

Semi-skilled operatives: £ _____

Labourer: £ _____

Travel expenses flat rate up to 50 km: £ _____

Rates for additional distance £ _____

The indicated prices do not include VAT

§ 7 – Term

This Maintenance Contract shall commence on the date set out above and shall be valid until _____.

§ 8 – Variation

Any changes to this Maintenance Contract must be made in writing and signed by both parties

§ 9 – Assignment

Neither party shall be entitled to assign the benefit of this Contract without the prior written consent of the other party.

§ 10 – Severance

If this Maintenance Contract shall be or become void in whole or in part, the other provisions shall remain valid and enforceable and the void provisions shall, where appropriate, be replaced by other provisions corresponding as closely as possible with the void provisions.

§ 11 – Third Party Rights

A person who is not a party to this Maintenance Contract (a "third party") shall have no rights pursuant to the Contracts (Rights of Third Parties) Act 1999 (the "Act") to enforce any of the terms of this Maintenance Contract.

§ 12 – Governing Law

The parties agree that any disputes arising or in any way connected with the subject matter of this Maintenance Contract (whether of a contractual or tortious nature or otherwise) shall be subject to the laws of England..

Date

Roofing Contractor's signature



GIVE DETAILS OF ANY FAULTS