



# Home Report

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## **SHEPHERD**

**CHARTERED SURVEYORS**

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Residential | Commercial | Property & Construction



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# Scottish Single Survey



# Single Survey

survey report on:

Property address	30 West Chapelton Avenue Bearsden Glasgow G61 2DJ
Customer	Ms Christine Howie & Mr Michael Howie
Customer address	30 West Chapelton Avenue Bearsden Glasgow G61 2DJ
Prepared by	Shepherd Chartered Surveyors
Date of inspection	12/06/2025



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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property<sup>1</sup>.

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

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

### 1.2 THE REPORT

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

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.

Prior to 1 December 2008, 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.

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<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

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<sup>2</sup>.

## 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

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

they assign the same to any other party in writing.

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

## 1.9 PRECEDENCE

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

## 1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

- 1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
- 2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
- 3 Category 1: No immediate action or repair is needed.

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

*"Market Value" 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

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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 etc. will not be inspected or reported on.

<b>Description</b>	The subjects comprise a detached bungalow.
<b>Accommodation</b>	GROUND FLOOR: Hallway, Lounge, 2 Bedrooms, Kitchen, Dining Room, Bathroom and Rear Porch.
<b>Gross internal floor area (m<sup>2</sup>)</b>	85m <sup>2</sup> or thereby.
<b>Neighbourhood and location</b>	The subjects are situated in an established residential location within Bearsden. Excellent amenities are available within easy reach.
<b>Age</b>	Circa 1935.
<b>Weather</b>	Dry and bright.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The chimney stacks have been removed.

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Roofing including roof space	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is of pitched timber construction externally clad in tiles.</p> <p>Only a limited inspection possible of the roof void due to contents and insulation.</p>
Rainwater fittings	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater system is of PVC and cast iron design.</p>
Main walls	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls would appear to be of cavity brick construction, externally rendered.</p>
Windows, external doors and joinery	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are of uPVC double glazed design.</p>
External decorations	<p><b>Visually inspected.</b></p> <p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p>
Conservatories / porches	<p><b>Visually inspected.</b></p> <p>There is a rear porch.</p>

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Communal areas	N/A
Garages and permanent outbuildings	<p><b>Visually inspected.</b></p> <p>There is a double car garage pertaining to the property. Contents are stored within.</p>
Outside areas and boundaries	<p><b>Visually inspected.</b></p> <p>There are good sized garden grounds pertaining to the property.</p>
Ceilings	<p><b>Visually inspected from floor level.</b></p> <p>The ceilings are assumed to be of lath and plaster and plasterboard design.</p>
Internal walls	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are assumed to be of lath and plaster and plasterboard design.</p>
Floors including sub floors	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p>Due to fitted floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>No sub floor inspection was possible, the sub floor access hatch could not be located. No comment can be made on the condition of the sub floor area.</p>
Internal joinery and kitchen fittings	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The internal doors are of timber panelled and timber and glazed design.</p> <p>Kitchen facilities are along modern lines.</p>

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Chimney breasts and fireplaces	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a feature fireplace within the lounge.</p>
Internal decorations	<p><b>Visually inspected.</b></p> <p>The property is in good decorative order.</p>
Cellars	N/A
Electricity	<p><b>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.</b></p> <p>Mains supply of electricity.</p>
Gas	<p><b>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.</b></p> <p>Mains supply of gas.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains supply of water. There is a shower room suite.</p> <p>No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition.</p>

Heating and hot water	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Heating is by means of a gas fired central heating system. The system is fired by a modern Worcester Greenstar boiler. Radiators are installed within.</p>
Drainage	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.</p>
Fire, smoke and burglar alarms	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>

<b>Any additional limits to inspection</b>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>We were not able to fully inspect all areas of boundary walls/fences/garden/garage/outbuildings due to garden vegetation/restricted access.</p> <p>Some areas of the external building fabric including some roof pitches/elevations were not fully or closely inspectable from the surrounding ground level, due to the confines of the site.</p> <p>No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition.</p> <p>The cold water rising main was not fully inspectable.</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.

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## 2. Condition

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

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.



### Structural movement

Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of our inspection.



### Dampness, rot and infestation

Repair category	2
Notes	<p>Above average damp readings were obtained to localised sections of wall linings. A precautionary check of the entire property should be carried out by a reputable timber and damp specialist prior to purchase.</p> <p>See attached report which has been carried out by Advanced Preservation. All recommendations should be undertaken.</p>



### Chimney stacks

Repair category	N/A
Notes	N/A



### Roofing including roof space

Repair category	2
Notes	<p>There was no evidence of water penetration within the property and the roof appears to be functioning satisfactorily at present, however, roof coverings may be approaching the end of their efficient life span and future ongoing maintenance or full replacement will be required. Further advice should be obtained from a roofing contractor to fully ascertain the condition and life expectancy of the covering.</p> <p>Evidence of decay/weathering was noted to roofline timbers/facias/areas of external joinery which will deteriorate if left unattended.</p>



## Rainwater fittings

Repair category	2
Notes	Rainwater goods are of an older style in sections and have suffered corrosion. Maintenance is required and gutters/downpipes checked during heavy rainfall.



## Main walls

Repair category	2
Notes	Sections of the brickwork/render to the property are cracked/bossed/loose. Repairs are required.



## Windows, external doors and joinery

Repair category	2
Notes	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>It is assumed that replacement windows and doors comply with relevant building and fire regulations.</p>



## External decorations

Repair category	2
Notes	The external décor is weathered. Painted timbers will require future redecoration to prevent decay to the timbers.



## Conservatories/porches

Repair category	2
Notes	<p>The porch is of a lightweight construction type. Accordingly, insulation qualities may be limited and the structure will require a degree of regular ongoing maintenance.</p> <p>We would highlight that it was not raining at the time of our inspection and the porch should be checked during heavy rainfall.</p>

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## Communal areas

Repair category	N/A
Notes	N/A



## Garages and permanent outbuildings

Repair category	2
Notes	Aspects of the garage construction may have a limited life span. Some patch repair and regular ongoing maintenance should be anticipated.



## Outside areas and boundaries

Repair category	2
Notes	<p>The subjects have an area of decking. Decked structures will have a limited lifespan and require regular maintenance and this liability should be considered. It should be appreciated that the concealed structural components have not been inspected nor have we moved items on the deck surface (patio furniture, potted plants etc) and we would highlight that defects may only become evident once such items are removed or the decking boards lifted.</p> <p>There are retaining walls. These appear to be in sound condition at present but should be regularly checked and maintained in good condition to prevent landslip.</p> <p>Ongoing maintenance to the boundary walls should be envisaged.</p>



## Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Internal walls

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

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## Floors including sub-floors

Repair category	1
Notes	Due to fitted floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.



## Internal joinery and kitchen fittings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.  Low level internal glazing should be checked for safety glass.



## Chimney breasts and fireplaces

Repair category	1
Notes	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.  The fireplaces/a number of the fire places have been removed/covered over. It is assumed that the chimneys are adequately vented with the chimneys capped. Ventilators should be fitted to prevent the build-up of dampness within the chimney flue.



## Internal decorations

Repair category	1
Notes	The property is in good decorative order.



## Cellars

Repair category	N/A
Notes	N/A



## Electricity

Repair category	2
Notes	The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



## Gas

<b>Repair category</b>	1
<b>Notes</b>	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	N/A
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	2
Communal areas	N/A
Garages and permanent outbuildings	2
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	N/A
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

*Three steps or fewer to a main entrance door of the property:*

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

*Unrestricted parking within 25 metres:*

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground Floor			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £325,000 (THREE HUNDRED AND TWENTY-FIVE THOUSAND POUNDS STERLING).

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

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £400,000 (FOUR HUNDRED THOUSAND POUNDS STERLING).

<b>Signed</b>	<i>Alan Fleming</i> Electronically signed :- 01/07/2025 14:17
<b>Report author</b>	Alan Fleming
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	4 Canniesburn Toll Bearsden Glasgow G61 2QU
<b>Date of report</b>	12/06/2025

# Mortgage Valuation Report



## Property Address

Address 30 West Chapelton Avenue, Bearsden, Glasgow, G61 2DJ  
Seller's Name Ms Christine Howie & Mr Michael Howie  
Date of Inspection 12/06/2025

## Property Details

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

Property Style ☒ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace  
☐ Back to back ☐ High rise block ☐ Low rise block ☐ Other (specify in General Remarks)

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

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

Approximate Year of Construction

## Tenure

☒ Absolute Ownership ☐ Other

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)  
Residential Element (greater than 40%) ☒ Yes ☐ No

## Garage / Parking / Outbuildings

☐ Single garage ☒ Double garage ☐ Parking space ☐ No garage / garage space / parking space  
Available on site? ☒ Yes ☐ No

Permanent outbuildings:

None.

# Mortgage Valuation Report

## Construction

Walls ☒ Brick ☐ Stone ☐ Concrete ☐ Timber frame ☐ Other (specify in General Remarks)  
Roof ☒ Tile ☐ Slate ☐ Asphalt ☐ Felt ☐ Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No

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

## Service Connections

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

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None  
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None  
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating and any non mains services:

Gas fired.

## Site

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

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

## Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections  
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered? ☐ Yes ☒ No

If Yes provide details in General Remarks.

## Roads

☒ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☐ Adopted ☐ Unadopted

# Mortgage Valuation Report

## General Remarks

The subjects comprise a detached bungalow situated in an established residential location within Bearsden.

There was no evidence of water penetration within the property and the roof appears to be functioning satisfactorily at present, however, roof coverings may be approaching the end of their efficient life span and future ongoing maintenance or full replacement will be required. Further advice should be obtained from a roofing contractor to fully ascertain the condition and life expectancy of the covering.

The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.

Due to fitted floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

## Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? ☐ Yes ☒ No

# Mortgage Valuation Report

## Declaration

Signed	<i>Alan Fleming</i> Electronically signed :- 01/07/2025 14:17
Surveyor's name	Alan Fleming
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	4 Canniesburn Toll, Bearsden, Glasgow, G61 2QU
Telephone	0141 611 1500
Email Address	bearsden@shepherd.co.uk
Date of Inspection	12/06/2025



# Energy Performance Certificate



# Energy Performance Certificate (EPC)

Dwellings

# Scotland

30 WEST CHAPELTON AVENUE, BEARSDEN, GLASGOW, G61 2DJ

**Dwelling type:** Detached bungalow  
**Date of assessment:** 12 June 2025  
**Date of certificate:** 12 June 2025  
**Total floor area:** 85 m<sup>2</sup>  
**Primary Energy Indicator:** 291 kWh/m<sup>2</sup>/year

**Reference number:** 1200-5921-0622-5192-1653  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

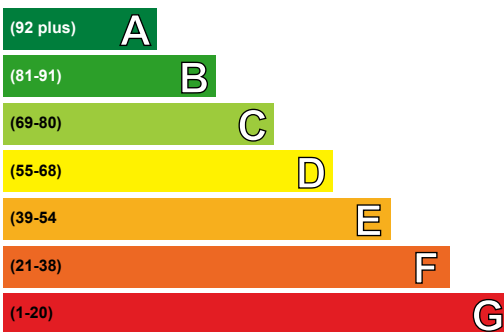
## You can use this document to:

- 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 CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,996	See your recommendations report for more information
Over 3 years you could save*	£1,089	

\* 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
64	83

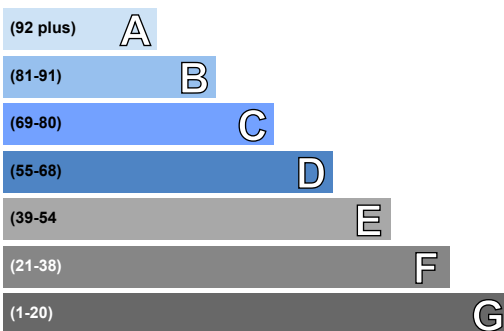
## Energy Efficiency Rating

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 (64)**. The average rating for EPCs in Scotland is **band D (61)**.

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

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



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

Current	Potential
58	81

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

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

Your current rating is **band D (58)**. 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 Cavity wall insulation	£500 - £1,500	£525.00
2 Floor insulation (suspended floor)	£800 - £1,200	£441.00
3 Solar water heating	£4,000 - £6,000	£120.00

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

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

The calculated emissions for your home are 51 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 4.4 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 2.2 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	£3,357 over 3 years	£2,391 over 3 years	
Hot water	£375 over 3 years	£252 over 3 years	
Lighting	£264 over 3 years	£264 over 3 years	
<b>Totals</b>	<b>£3,996</b>	<b>£2,907</b>	

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

## Recommendations for improvement

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 Cavity wall insulation	£500 - £1,500	£175		
2 Floor insulation (suspended floor)	£800 - £1,200	£147		
3 Solar water heating	£4,000 - £6,000	£40		
4 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£394		

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

## 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](http://www.greenerscotland.org).

## 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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 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](http://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 Solar water heating

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

### 4 Solar photovoltaic (PV) panels

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

## Low and zero carbon energy sources

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

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

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	15,213	N/A	(2,763)	N/A
Water heating (kWh per year)	1,947			

## Addendum

### About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Alan Fleming
Assessor membership number:	EES/013740
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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

### **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





# Property Questionnaire



# property questionnaire

<b>Property address</b>	<b>30 West Chapelton Avenue Bearsden Glasgow G61 2DJ</b>
<b>Seller(s)</b>	<b>Ms Christine Howie</b>
<b>Completion date of property questionnaire</b>	<b>10/06/2025</b>

# property questionnaire

## Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	12 years
2.	Council tax	
	Which Council Tax band is your property in?	F
3.	Parking	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"><li>• Garage <input type="text" value="Yes"/></li><li>• Allocated parking space <input type="text" value="No"/></li><li>• Driveway <input type="text" value="Yes"/></li><li>• Shared parking <input type="text" value="No"/></li><li>• On street <input type="text" value="Yes"/></li><li>• Resident permit <input type="text" value="No"/></li><li>• Metered Parking <input type="text" value="No"/></li><li>• Other (please specify): <input type="text"/></li></ul>	
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)?	Don't know

# property questionnaire

5.	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	<b>Alterations/additions/extensions</b>	
a.	<p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>	No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>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:</p>	
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
7.	<b>Central heating</b>	
a.	<p>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).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>Gas central</p>	Yes

# property questionnaire

	<b><u>If you have answered yes</u>, please answer the three questions below:</b>		
	i) When was your central heating system or partial central heating system installed?		
	(ii) Do you have a maintenance contract for the central heating system?  <b><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</b>		No
	(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?		No
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it?  <b><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</b>		No
b.	Are you aware of the existence of asbestos in your property?  <b><u>If you have answered yes</u>, please give details:</b>		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Yes	EDF
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	EDF
	Mains drainage	Yes	Local Authority
	Telephone	No	

# property questionnaire

	Cable TV or satellite	Yes	BT
	Broadband	Yes	BT
b.	Is there a septic tank system at your property?  <u>If you have answered yes, please answer the two questions below:</u>	No	
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank?  <u>If have answered yes, details of the company with which you have a maintenance contract:</u>		
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?  <u>If you have answered yes, please give details:</u>	No	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  <u>If you have answered yes, please give details:</u>	No	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	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?  <u>If you have answered yes, please give details:</u>	No	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?  <u>If you have answered yes, please give details:</u>	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.)  <u>If you have answered yes, please give details:</u>	No	

# property questionnaire

12.	<b>Charges associated with the property</b>	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?</p>	No
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.	
13.	<b>Specialist work</b>	
a.	<p>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?</p> <p><u>If you have answered yes</u>, 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.</p>	No
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> 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.</p> <p>Guarantees are held by:</p>	
14.	<b>Guarantees</b>	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No

# property questionnaire

	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	<u>If you have answered 'yes' or 'with title deeds'</u> , please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes</u> , please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?  <u>If you have answered yes</u> , please give details:	No
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?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<u>If you have answered yes to any of a–c above</u> , 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**

**Name(s): Christine Howie**

**Date: 10/06/2025**



# Appendices



**WOODWORM**

**DRY & WET ROT**

**RISING DAMP CONTROL**

**BASEMENT WATERPROOFING**



**T. 0141 445 5544 • 1157 Govan Road, Glasgow G51 4RQ**

email. [info@advancedpreservation.co.uk](mailto:info@advancedpreservation.co.uk) web. [www.advancedpreservation.co.uk](http://www.advancedpreservation.co.uk)

## REPORT

<b>Client:</b>	Mrs C Howie 30 West Chapelton Avenue Bearsden Glasgow G61 2DJ		
<b>Property Address:</b>	30 West Chapelton Avenue Bearsden Glasgow G61 2DJ		
<b>Surveyor:</b>	Mr Jonathan Boyd	<b>Survey Date:</b>	16 <sup>th</sup> June 2025
<b>Reference:</b>	JRB/JB.R14306	<b>Report Date:</b>	19 <sup>th</sup> June 2025

### **Property Description: Detached Bungalow**

We thank you for your instruction to inspect the accessible walls for apparent dampness. We have pleasure in submitting our report.

Advanced Preservation Specialists Ltd are members of the Property Care Association (PCA) and we confirm that a fully qualified building preservation surveyor has carried out this inspection.

Our inspection was restricted to the areas designated below, if you feel we have misinterpreted your survey instruction please contact us immediately for clarification. If you require an inspection of any other areas, we shall be pleased to carry out this upon receipt of your further instructions.

All directions given in this report were taken from outside the property facing the front elevation wall. At the time of inspection weather conditions were dry & bright.



## **AREA INSPECTED: Rear Right Bedroom & Rear Centre Dining Room, Rear Elevation Wall**

### **OBSERVATIONS:**

Inspection was restricted due to feature wall finishes, fittings, and appliances.

At the time of inspection, using a handheld moisture conductivity meter, water staining supported with high moisture meter readings would support there to be a blocked, unventilated fireplace to the rear elevation wall combined with possible penetrating issues. The client should instruct a competent roofing contractor to inspect chimney flashings and roof detail above to ensure this area is wind and watertight and not allowing water ingress down the flu. This can be done in conjunction with addressing the missing downpipe to the rear elevation wall which we believe after speaking with client has only happened recently.

A fitted hardwood floor finish restricted access to the floorboarding and joists below, however, we did note excess floor movement underfoot within the rear Bedroom, raising concern over the structural integrity of the floor joists to the rear left corner. We noted that the fireplace hearth is still present to the rear right corner of the Dining Room.

A composite decking was noted to the rear elevation wall and with no inspection possible to the subfloor vents we cannot comment on whether this is possibly blocking subfloor ventilation to this area raising further concern to the performance of the subfloor timbers, in particular to the rear elevation. We also noted bossed roughcast to the rear elevation wall around the chimney area and would suggest the client instruct a competent roughcasting contractor to inspect and repair as necessary, under a separate contract. Subfloor vents to the front elevation from external inspection appeared to be satisfactory.

We would therefore suggest that the clients own intricate and specialist joinery contractor carefully uplift floor finish approximately 1.5m back from the rear elevation wall and 2m in from the dividing wall to facilitate the removal, sealing and reformation of the fireplace hearth in new pre-treated timbers, as per our specification and the cutting back and renewal of floor joists, wallplates and floorboarding within the rear Bedroom to areas shown on enclosed sketch. The clients own contractor will be responsible for the reinstatement of the feature floorboard finish.

Wallplaster will be stripped 2m high to areas shown on enclosed sketch, with fireplace lum cleared of all base suit, dirt and debris prior to exposed masonry benefitting from the application of an air-gap membrane and re-plastering area to a skim coat finish. A new fireplace air-vent will be introduced to assist on ventilating the flu and prevent any future atmospheric build up.

The proposed is an ideal damp proofing system for application to buildings where damp or water penetration occurs due to the failure of the old substrate. It provides a pristine surface for the application of a completely new finish due to having a mesh fused to the outer surface during the manufacturing process, in order to provide adhesion for plaster, renders and other finishes.



The damp proofing membrane has been designed by utilising the air gap principle. It creates a barrier, which protects the original wall and produces a new stable surface on which a secondary wall finish can be applied. The air gap created behind the membrane allows the original wall to “breathe” and also ensures that no further deterioration of its surface will occur. Likewise no build-up of damp air or water ingress can occur.

#### **TREATMENT RECOMMENDED:**

**A sketch has been enclosed to assist in the identification of the treatment area.**

1. Remove and lay aside the skirting boards as necessary.
2. Remove wall plaster to heights as indicated on our enclosed sketch plan.
3. Introduce a low-pressure chemical damp proof course to the walls as indicated on the enclosed sketch plan.
4. Introduce vertical damp proof course barriers, therefore, isolating treated wall areas.
5. Uplift floorboarding as necessary.
6. Remove or cut back the above stated timbers as per our standard specification and remove from site as soon as possible.
7. Wallplates that have been removed will be renewed in pre-treated timber, receive a liberal coat of fungicidal fluid and laid or wrapped in a physical damp proof course.
8. Renew the above stated timber in pre-treated timber as per our specification ensuring that all surfaces coming in contact with masonry receive a liberal brush coat of fungicidal fluid and capped or laid on a physical damp proof course.
9. Replacement joist timbers where not spanning from wall to wall, or bearing beam, will be 4 times bolted to the remaining sections.
10. Remove from the oversite the timber debris resulting from our works.
11. All replacement and adjacent timbers within the treatment area are to receive a liberal application of fungicidal fluid at the rate of 1 litre per 4m sq.
12. Fit new pre-treated floor boarding to the disturbed floor area.
13. Our operatives will install the air gap system as per the manufacturer’s instructions, to the areas marked on our enclosed sketch plan.
14. Membrane is to be fixed with plaster plugs. Fixing centres to be of manufacturers specification and in allowance with the existing substrate.



15. Gypsum bonding plaster or plasterboard is to be applied to the membrane, followed by finishing plaster to a smooth finish.
16. Renew wall plaster where previously removed in accordance with the enclosed specification.
17. Introduce new fireplace air-vent.
18. Treat and refit disturbed skirting boards, renewing where necessary.
19. Leave our work area clear and tidy.

#### **CAUSE OF ATTACK:**

The cause of attack, in our opinion, is due to unprotected timbers being in contact with damp masonry combined with the previously mentioned blocked fireplace, penetrating issue from external roughcast and potential blocked subfloor air vents. The clients own respective contractors should inspect and address as necessary, under a separate contract.

#### **GENERALLY:**

Furniture and fitted floor coverings generally restricted inspection of the floor surfaces and no inspection was possible to the floor timbers.

We would respectfully draw your attention to the need for you to remove all fixtures, fittings, floor coverings, stored articles etc. from the areas designated for treatments, prior to our commencement on site.

Replacement timbers will be to standard stock item, sections and mouldings, unless otherwise specified.

Our estimate covers only those items specifically stated in the report to be undertaken by Advanced Preservation. All other repairs and/or ancillary works are to be the responsibility of others, under separate contract.

No allowance has been made in our quotation for the removal and subsequent replacement of any electrical, plumbing, or other services unless otherwise stated.

It will be seen from our specification that we have included for the removal of the existing plaster. In removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take precautions to minimise this nuisance wherever practical within the immediate area of our works, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. We regret we can take no responsibility for cleaning or for any damage that may be caused by dust.

Should during the course of our works any concern with reference Asbestos (artex or possible contaminated boarding) be identified, we would refer this back to the client with reference employing the services of an appropriate contractor to carry out necessary tests and implement any actions identified. These costs are all excluded from our quotation.



During the drying out period, it is recommended that an adequate airflow be maintained to the newly plastered areas and that no permanent construction, which would impede such airflow, is undertaken. Further specialist advice in this regard is available upon request.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be some timbers that could not be inspected fully, or at all, without cosmetic disturbance. We have, as far as possible inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed.

If you proceed on the present basis, we shall advise you of any further infestation or fungal infection we discover during the execution of the works, and advise/quote according.

We take this opportunity to thank you for contacting Advanced Preservation Specialists Ltd and trust that you are pleased with our services.

Please complete the enclosed acceptance of quotation and return it to this office whereupon mutually convenient work dates can be arranged.

On final payment of the contract, our long-term 10 year guarantee will be issued offering you peace of mind by protecting your property for the future. We cannot extend the benefits of our guarantee to any external repairs or concrete applications. A copy guarantee is available upon request.

As members of the property Care Association, we are able to offer our customers the option of an insured guarantee for an additional premium.

This insured guarantee covers the works carried out by Advanced Preservation Specialists Ltd for a period of 10 years following completion of the contract in the unlikely event that we cease trading in that period. Please inform us at the time of acceptance, if you wish to proceed with this optional cover.

The surveyor who has been dealing with this property is **Mr. Jonathan Boyd** and can be contacted at any time on telephone number **0141 445 5544** or mobile number **07971 121 893**. You can also contact him by e-mail at [info@advancedpreservation.co.uk](mailto:info@advancedpreservation.co.uk)

Yours faithfully,  
**Advanced Preservation Specialists Ltd**

Jonathan Boyd CSRT



## QUOTATION

Property Address:	30 West Chapelton Avenue Bearsden Glasgow G61 2DJ
Date:	19 <sup>th</sup> June 2025
Reference:	JRB/JB.Q14306

To carrying out specialist treatments as detailed in the enclosed report:

**£2,864.00 exc. VAT**

VAT will be charged at the appropriate rate ruling at the date of invoice.



## **QUOTATION ACCEPTANCE**

<b>Property Address:</b>	30 West Chapelton Avenue Bearsden Glasgow G61 2DJ
<b>Date:</b>	19 <sup>th</sup> June 2025
<b>Reference:</b>	JRB/JB.Q14306

To carrying out specialist treatments as detailed in the enclosed report:

**£2,864.00 exc. VAT**

VAT will be charged at the appropriate rate ruling at the date of invoice.

I/We accept the above quotation and agree to the terms and conditions overleaf, and would like the work to commence on or about [date].

<b>Mr/Mrs/Miss/other:</b>		<b>Full Name:</b>	
<b>Invoice Address:</b>			
<b>Signed:</b>			
<b>Telephone No.:</b>		<b>Date:</b>	

### **Your chosen method of payment:**

Cheque / Debit or Credit Card / BACS (80-05-54/00126694)

Please call the office with the details if you are paying by debit of credit card.

**(Minimum 30% deposit with acceptance, balance on completion)**



# ADVANCED PRESERVATION

## Specifications

### 1. WOODWORM

The purpose is to treat as many available surfaces of the infected timber as possible. The treatment in this section covers infestation by Common Furniture Beetle (*Anobium punctatum*), Death Watch Beetle (*Xestobium rufovillosum*), and Powder Post Beetle (*Lyctus* spp). In cases of infestation by House Longhorn Beetle (*Hylotrupes bajulus*), these treatments are supplemented as follows: After cleaning, cut away heavily decayed sapwood, reinforce or renew any timbers whose structural strength is seriously impaired.

- (a) Roof Void Treatment:  
Protect electrical junction boxes and open water tanks as appropriate. Clean down as deemed necessary all exposed roof timbers. Apply insecticide to all exposed surfaces of all timbers.
- (b) Floor Treatment:  
Lift sufficient floorboards. Apply insecticide to all exposed surfaces. Relay existing floorboards, renewing where specified in our report.
- (c) Joinery and Timber Treatment:  
Form holes to 2/3 of the depth of the infested timber in the least conspicuous position, to supplement existing flight holes. Apply insecticide to all accessible unpainted surfaces of the timber. This treatment may be supplemented by recommendations in our report.
- (d) Staircase Treatment:  
Apply insecticide to all exposed timber surfaces. Joinery timber treatment may also be specified for wall strings and other timbers whose reverse sides are not accessible.

### 2. WET ROT

- (a) Remove any timber that our surveyor has deemed seriously weakened or unsightly. Remove from the area, debris resulting from our work.
- (b) Replace with sound timber, any timbers removed in paragraph (a). All such timber to be pre-treated or treated on site.

### 3. DRY ROT

The true dry rot fungus (*Serpula lacrymans*) attacks the timber under conditions of damp and inadequate ventilation. It forms special water conducting strands, which enable it to travel rapidly, penetrating most building material and attacking timber from the original source of decay. Small portions of the fungus left untreated in timber or wall areas are capable of developing independently and it is therefore essential that the fullest extent of any attack be determined and subsequently treated. Our report will, as far as possible outline the extent of the attack and specify the appropriate sections of the following treatment. See also section 4 below.

- (a) Cut away all timbers as specified in our report, and remove from the premises.
- (b) Remove plaster and rendering coats as specified above.
- (c) Clean all exposed wall and other surfaces to remove surface mycelium of the fungus. Drill holes at staggered centres, in a band around the perimeter of the exposed area, to depths of 1/3 to 2/3 of the wall thickness. Irrigate each hole and apply fungicide to all such surfaces as specified in our report.
- (d) Apply fungicide liberally to all timber surfaces as specified.
- (e) Replace any timbers that have been removed with sound timber, either pre-treated or treated with fungicide on site. Joist ends to be treated with fungicidal paste and in very damp conditions to be capped with damp proof material.
- (f) Re-render all previously rendered surfaces according to our plastering specification.
- (g) Provide and fix new airbricks, as specified in our report.
- (h) Drill and irrigate around perimeter of door and window openings within the dry rot area.

### 4. FUNGAL DECAY

SPECIAL NOTE: In respect of attacks by both wet rot and dry rot fungi, our report will, where possible, determine the source of the dampness, and specify any other repairs that may be necessary to remedy it. One of the most important measures in the remedy of fungal decay is the reinstatement and maintenance of dry conditions, which in some instances would be adequate to ensure its eventual death. Treatment is required to hasten this process, to replace decayed timber, and to protect elevations of the building at risk. However, it is vital that the measures taken to ensure dry conditions are perpetrated thereafter and this is an essential condition of our guarantee,

### 5. CHEMICAL DAMP PROOF COURSE

The insertion of a chemical damp proof course is recommended for most types of walling, and involves the injection of chemical under pressure into holes drilled at intervals into the wall, at levels decided where practicable by our surveyor at the time of his inspection, in accordance with BS6576 CP102.

- (a) Drill 9mm to 16mm holes 75mm to 225mm apart into the masonry at the level to be damp proofed as directed by our surveyor.
- (b) Irrigate each hole under pressure with chemical solution ensuring even distribution.
- (c) Make good external holes with sand cement mortar or mastic.
- (d) Cavity walls may be drilled and injected either from one side only, or from both sides, depending upon the circumstances surrounding the operation.
- (e) All skirting and fittings will either be renewed by our operatives or by our client's builder, as specified in our surveyor's report.

## 6. ELECTRO OSMOTIC DAMP PROOF COURSE

- (a) Drill 14mm holes to a depth of approximately 100mm, 925mm apart into a mortar joint at a level determined by our surveyor.
- (b) Insert anodes; fill with cement and clip titanium wire into mortar joint.  
Fix power unit and connect to 13amp unswitched socket.
- (c) Drive standard copper earth rod into ground at least 2 meters from the nearest anode so that the top is lower than any of the wall anodes.
- (d) Fix one end of the earth wire to earth rod and make waterproof. Fix the other end to the power box. Switch on mains power and the light emitting diode will illuminate. The system is then working.
- (e) Skirting and architrave will either be fitted or renewed by our operatives or the client's builder, as specified in our surveyor's report.

## 7. PLASTERING

- (a) Whenever dampness arises in a wall, certain contaminants, either acidic or alkaline are introduced into the wall. This contamination will migrate to the surface as the wall dries, leaving a crystalline efflorescence. These deposits can absorb and retain moisture from the air and the walls thus tend to become damp, particularly during humid conditions. This dampness usually occurs where the wall has been replastered after the installation of a damp proof course and is often confused with rising damp. It is because of this that correct replastering is of paramount importance to ensure a dry wall.
- (b) Wherever rising damp has contaminated plaster, that plaster must be removed to an area 300mm beyond the damp staining. This need not be done when the damp course is inserted.
- (c) The wall should be replastered using Limelite Renovating Plaster to manufacturers' specification as stated in British Board of Agreement Certificate.  
**UNDER NO CIRCUMSTANCES SHOULD ANY OTHER PREMIX PLASTER BE USED.**
- (d) The bottom edge should be stopped 25mm from the floor. Great care should be taken to ensure that all plaster droppings are removed and are not left behind the skirting.
- (e) All skirting and fixings should be treated with fungicide prior to fixing.
- (f) The floor to wall joint should be sealed with a waterproof compound to prevent the upward movement of water vapour between the wall and the floor slab or damp proof membrane in the floor slab. This waterproof coating should extend 100mm up the wall and 50mm across the floor slab (applies only to solid floors).

# CLIENT INFORMATION

The following helpful information should be read in conjunction with our report and quotation. It is an integral part of our report and quotation. Where advice is given to clients, it should be acted upon in the time scale shown. If this is not possible Advanced Preservation Specialists Ltd should be notified in writing immediately.

### General to all services carried out by Advanced Preservation Specialists Ltd.

1. The client should ensure that mains water and electricity are available at all times whilst Advanced Preservation Specialists Ltd are on site.
2. The Advanced Preservation quotation is based on, unless reported differently, the client being responsible for ensuring that all furniture, floor coverings and other household possessions, including plants, are removed from the treatment area prior to the commencement of the work and subsequently replaced. It is not recommended that floor coverings of any type are replaced for at least five days, or as recommended by the manufacturer, whichever is the longer.
3. Advanced Preservation cannot accept any responsibility for any damage to hidden services not previously brought to their attention by the client.
4. Where Advanced Preservation have included for the removal and replacement of any electrical, gas or water services to facilitate their work, they do so on the basis that the respective services are without defect. At the time of replacing a service any apparent defect which prevents Advanced Preservation from effectively doing so will be brought to the clients' attention. If additional work is necessary a supplementary report and quotation will be submitted.
5. Party walls are the joint responsibility of adjoining owners. Where work on a part wall is necessary the client must advise the owner of the adjoining property beforehand.
6. Where work to an external wall is to be carried out from the neighbour's property; it is the responsibility of the client to obtain written permission beforehand and to ensure free working access at all times.
7. When working on the outside of the property, Advanced Preservation will take every care of plants and shrubs adjacent to the external working area but cannot accept any responsibility for damage.
8. Advanced Preservation reserves the right to change or vary its recommendations from time to time without notice in order that the customer may obtain the benefits of improved techniques, better materials or improved working methods.
9. With regard to the areas specified for treatment, care should be taken by the client to ensure that the building is maintained in a waterproof and weatherproof condition, prior to, during, and after treatment by our operatives. Roof coverings should not be removed until such time as treated timbers are touch dry. Treated timbers and masonry should be not exposed to weather penetration, which will negate the effectiveness of any treatment and invalidate the Guarantee.
10. Where there is no mention of guarantees within our reports being issued relevant to our scope of works any Guarantee conditions of contract will not apply.



## **CONDITIONS OF CONTRACT**

### **WOODWORM, DRY & WET ROT, RISING DAMP & BASEMENT WATERPROOFING**

#### **A. QUOTATIONS**

Quotation acceptance will be subject to:

- (i) Receipt of the customer's acceptance in writing within 28 days from the report date.
- (ii) Reasonable notice given to commence work not later than three months from receipt of quotation acceptance subject to labour and materials being available at the commencement date requested by the customer.
- (iii) If required, the provision by the customer of satisfactory trade and finance references.
- (iv) Advanced Preservation Specialists Ltd (APS) receiving a non-refundable deposit in part payment of any sums ultimately due to them.

#### **B. VARIATIONS**

APS reserve the right to substitute alternative materials/equipment and to use alternative methods of works and construction of equivalent performance and quality to those specified in the report or any other document issued by them.

#### **C. FLUCTUATIONS**

Unless otherwise stated, the contract price is based on the cost of materials and all necessary services at the date of the quotation and increases/decreases in any such costs shall be a net addition to /deduction from the contract price.

#### **D. EXTRAS**

Unless otherwise stated, the Contract price is for the work to be executed without interruption during the normal working week i.e. 8.00am to 5.00pm Monday to Friday. If extra time on the contract or overtime is worked for any reason (other than by the default of APS) the costs of such extra time or overtime plus a reasonable proportion of overheads and profit shall be paid by the customer as an addition to the contract price. If materials additional to those allowed for in the quotation are supplied because of additions/alterations to the contract works requested by the customer, he will pay the cost of them plus a reasonable proportion of overheads and profits as an addition to the contract price.

#### **E. LOCAL AUTHORITY REQUIREMENTS**

Where the Local Authority or its officers become involved in the work to be undertaken, any additional costs incurred by APS to meet the specific requirements of the Local Authority and/or its officers will be charged extra to the customer.

#### **F. FIXTURES AND FITTINGS**

All fixtures and fittings in working areas shall be removed by the Customer before commencement of work and afterwards repaired and replaced by the Customer, in each case at the Customer's expense. APS shall not be responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on the part of APS, their servants or agents) and the customer shall indemnify APS against any claim for such damage. The expression "fixtures and fittings" shall include without prejudice to its generality pipes, cables, furniture, carpets, furnishings, internal plaster and decorations.

#### **G. WORKING FACILITIES**

The customer will, at his own expense, provide APS with:

- (i) Unimpeded access for vehicles and workmen during all working hours to areas where access is necessary to carry out the contract works.
- (ii) A convenient and adequate supply of electricity and water.
- (iii) Conveniently situated areas for loading, unloading, storage and the carrying out of ancillary works.
- (iv) All facilities required for APS employees under the Construction (Health & Welfare) Regulations 1966 or any modification or replacement of them.
- (v) Where relevant the written consent of any owner and/or occupier of adjoining property to the quoted treatment of party walls and to such access, as may be necessary, to the adjoining property for the purpose of carrying out works to party walls or the provision of scaffolding. APS will not be liable for subsequent defects attributable to dampness originating from an adjoining property (other than damage proved to be due to negligence on the part of APS their servants and agents).

#### **H. STRUCTURAL DEFECTS**

Unless otherwise stated, the quotation is based upon the structure and foundations being in good condition. If it is discovered that they are not, then APS may, by not less than seven days notice in writing to the customer, determine the contract and thereupon the customer shall pay APS the reasonable costs of all works carried out until such determination. Upon any determination the customer will be responsible for all reinstatement work at his own expense. APS will not be responsible for deterioration caused by subsequent structural defects.

#### **I. VALUE ADDED TAX**

Unless otherwise stated, prices and rates shown in all documents issued by APS are exclusive of Value Added Tax.

#### **J. TERMS OF PAYMENT**

All sums due to APS are net unless otherwise stated and payment is due on completion of work. APS reserves the right to charge interest on all overdue accounts at 2.5% over the base rate of Bank of England.



**K. DELAYS**

Where any period or date for completion has been agreed, APS shall be entitled to a reasonable extension of that period, where delay is due to adverse weather conditions and for other such reasons as may be fair and reasonable in the circumstances.

**L. GUARANTEE**

APS will issue their long-term guarantee when payment is made in full within 14 days from the date of invoice. External timbers, open to normal weathering, are excluded from our Guarantee. The client must maintain the property in a dry and watertight condition ensuring any cause of attack have been rectified and maintained. Plumbing, rainwater conductors and sump pump programmed maintenance is the responsibility of the client under separate contract even if reinstated by APS. A copy guarantee is available upon request.

**M. RE-INSPECTION**

Should the customer, for any reason, request APS to re-inspect the work after completion of the contract, a fee for such a re-inspection will be charged by APS. Such a fee will be refundable to the customer in the event APS being proved to have been at fault in the carrying out of the work.

**N. COMPLAINTS PROCEDURE**

Complaints must be notified within 7 days of receipt of the invoice. In such an event a maximum of 10% of the invoice amount may be withheld until the contract is satisfactorily completed. In the event of any dispute arising out of or in connection with our survey or our work then such dispute shall be referred to independent arbitration.



Home Report  
Valuation Report  
Executory Valuation  
Tax Valuations  
Separation Valuation  
Private Sale Valuation  
New Build & Plot Valuation  
Insurance Reinstatement Valuation  
Portfolio Valuation  
Rental Valuation  
Drive By & Desktop Valuation  
Energy Performance Certificate (EPC)  
Level Two Survey & Valuation Report  
Level Two Condition Report  
Expert Witness Report



Commercial Valuation  
Commercial Agency  
Acquisitions Consultancy  
Commercial Lease Advisory  
Rent Reviews  
Asset Management  
Development Appraisals & Consultancy  
Auctions  
Property Management  
Professional Services  
Licensed Trade & Leisure  
Expert Witness Report  
Rating  
Property Investment  
Public Sector



Quantity Surveying  
Building Surveying  
Project Management  
Dispute Resolution Support Services  
Principal Designer  
Clerk of Works  
Commercial EPC  
Health & Safety Management  
Employer's Agent  
Energy Consultancy  
Housing Partnerships  
Housing Consultancy  
Development Monitoring  
Mediation Services

#### Aberdeen

△△△ 01224 202800

#### Ayr

△△ 01292 267987

#### Bearsden

△△ 0141 611 1500

#### Belfast

△ 02890 912975

#### Birmingham

△ 0121 270 2266

#### Coatbridge

△△ 01236 436561

#### Cumbernauld

△△ 01236 780000

#### Dalkeith

△△ 0131 663 2780

#### Dumbarton

△△ 01389 731682

#### Dumfries

△△△ 01387 264333

#### Dundee

△△ 01382 200454  
△ 01382 220699

#### Dunfermline

△△ 01383 722337  
△ 01383 731841

#### East Kilbride

△△ 01355 229317

#### Edinburgh

△△ 0131 2251234  
△ 0131 557 9300

#### Elgin

△△ 01343 553939

#### Falkirk

△△ 01324 635 999

#### Fraserburgh

△△ 01346 517456

#### Galashiels

△△ 01896 750150

#### Glasgow

△△△ 0141 331 2807

#### Glasgow South

△△ 0141 649 8020

#### Glasgow West End

△△ 0141 353 2080

#### Greenock

△△ 01475 730717

#### Hamilton

△△ 01698 891400

#### Inverness

△△△ 01463 712239

#### Kilmarnock

△△ 01563 520318

#### Kirkcaldy

△△ 01592 205442

#### Lanark

△△ 01555 663058

#### Leeds

△ 0113 322 5069

#### Livingston

△△ 01506 416777

#### London

△△ 02033 761 236

#### Montrose

△△ 01674 676768

#### Musselburgh

△△ 0131 653 3456

#### Oban

△△ 01631 707 800

#### Paisley

△△ 0141 889 8334

#### Perth

△△ 01738 638188  
△ 01738 631631

#### Peterhead

△△ 01779 470766

#### St Andrews

△△ 01334 477773  
△ 01334 476469

#### Saltcoats

△△ 01294 464228

#### Stirling

△△ 01786 450438  
△ 01786 474476