

# YOUR ONESURVEY HOME REPORT

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## ADDRESS

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Seton House  
Croftamie  
G63 0EZ

## PREPARED FOR

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Rosalind Wood

## INSPECTION CARRIED OUT BY:



## SELLING AGENT:

Corum - Bearsden

## HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Bearsden - Allied Surveyors Scotland Ltd	14/07/2025
Mortgage Certificate	Final	Bearsden - Allied Surveyors Scotland Ltd	14/07/2025
Property Questionnaire	Final	Mrs. Rosalind Wood	18/07/2025
EPC	FileUploaded	Bearsden - Allied Surveyors Scotland Ltd	16/07/2025
Additional Documents	FileUploaded		

## Important Notice:

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

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

P A R T 1 .

# SINGLE SURVEY

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



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	ND/5971
<b>Customer</b>	Mrs. Rosalind Wood
<b>Selling address</b>	Seton House Croftamie G63 0EZ
<b>Date of Inspection</b>	11/07/2025
<b>Prepared by</b>	Gavin J Smith, Bsc Hons MRICS Bearsden - Allied Surveyors Scotland Ltd

# **SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)**

## **PART 1 - GENERAL**

### **1.1 THE SURVEYORS**

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

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

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

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

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

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



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

### **1.2 THE REPORT**

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

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

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

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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

#### **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

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

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

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

#### **1.8 CANCELLATION**

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

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

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

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

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

## **1.9 PRECEDENCE**

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

## **1.10 DEFINITIONS**

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

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

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

## **PART 2 – DESCRIPTION OF THE REPORT**

### **2.1 THE SERVICE**

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

### **2.2 THE INSPECTION**

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

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

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

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

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

### **2.3 THE REPORT**

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

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

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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

## 1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	Two storey detached individually built house with integral garage/cellar/workshop area at basement level.
Accommodation	GROUND FLOOR: Entrance vestibule, entrance hall, open plan dining kitchen, living room, sittings room with playroom/bedroom 5 off, bedroom 3, bedroom 4, bathroom including w.c., shower room including w.c., FIRST FLOOR: Landing with w.c. apartment off, bedroom 1 accessed via home office/ dressing room, bedroom 2.
Gross internal floor area (m2)	297 sq m approx.
Neighbourhood and location	The property is located in the commuter village of Croftamie, to the south of Drymen and is located in the Loch Lomond & The Trossachs National Park. The village comprises a variety of property types of varying age. All usual residential amenities and transport links are available within reasonable distance.  Catter Burn lies within close proximity.
Age	It is understood that the original house was built around 125 years ago with more recent alteration works carried out in more recent years to form its currently layout.
Weather	At the time of inspection it was warm, dry and sunny.
Chimney stacks	There are no chimney stacks. Any original chimney heads appear to have been reduced in height below the roof covering. There is a metal flue at the left hand gable elevation from the living room stove.  <b><i>Visually inspected with the aid of binoculars where required.</i></b>

Roofing including roof space	<p>The roof is of multi pitched design, timber framed and is overlaid in concrete tiles. At the rear roof slopes there are PV panels.</p> <p>There are multiple eaves access hatches at the first floor accommodation leading to the eaves structures. Due to the differential in height between the ceiling joists and the now ceiling height at ground floor accommodation, only a limited head and shoulders inspection was possible from these access hatches. Insulation material has been installed at the rafters preventing inspection of the original roof structure.</p> <p>There is an access hatch in the ceiling of the study/dressing room providing a limited head and shoulders view of the roof space above the attic accommodation. Again, this area appears insulated.</p> <p>There are ceiling hatches in the kitchen and the sitting room leading to the roof space of the extension. This area has been insulated between ceiling joists restricting inspection to the access hatches only.</p> <p><b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b></p> <p><b><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></b></p> <p><b><i>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</i></b></p>
Rainwater fittings	<p>Gutters and downpipes are plastic or cast iron.</p> <p><b><i>Visually inspected with the aid of binoculars where required.</i></b></p>
Main walls	<p>The main walls would appear to be of traditional solid sandstone/rubble/brick construction having a rendered finish externally. The rear extension appears to be of traditional cavity brick and concrete block wall construction with a rendered finish.</p> <p><b><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></b></p>
Windows, external doors and joinery	<p>Windows are replacement uPVC framed, double glazed units or timber framed, double glazed velux style units.</p> <p>The entrance doors are uPVC framed and double glazed.</p> <p>There are timber or PVC facings externally.</p> <p><b><i>Internal and external doors were opened and closed where keys were available.</i></b></p> <p><b><i>Random windows were opened and closed where possible.</i></b></p> <p><b><i>Doors and windows were not forced open.</i></b></p>

External decorations	Sections of the main walls, woodwork and metalwork have been painted. <b><i>Visually inspected.</i></b>
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	There is a large integral store/workshop/cellar space accessed from the rear of the house via timber doors. Inspection within this area was heavily restricted due to stored items. See comments below.  Within the rear garden grounds, there is a triple car garage and store area which is of concrete panel construction with a pitched roof overlaid in profile metal sheeting or flat areas which are overlaid in mineral felt.  Within the rear garden grounds there is an aluminum glass greenhouse. <b><i>Visually inspected.</i></b>
Outside areas and boundaries	There are extensive garden grounds surrounding the house which are accessed via the main road via a partial tarmac driveway leading to a mono block driveway at the side and front of the house.  The garden grounds are well landscaped and enclosed with fencing, hedging or walls.  The neighbouring property has a right of access to their house over the first part of the driveway. <b><i>Visually inspected.</i></b>
Ceilings	Ceilings are plasterboard. <b><i>Visually inspected from floor level.</i></b>
Internal walls	Internal walls are hard plastered or plasterboard. <b><i>Visually inspected from floor level.</i></b>  <b><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></b>

Floors including sub floors	<p>Flooring is predominantly of suspended timber construction overlaid with tongue and groove boarding and is supported by brick/stone piers or steel H-beams. Some sections of the flooring is of solid or suspended concrete design.</p> <p>As mentioned above, the sub floor space forms part of the cellar area and has been used for extensive storage purposes which restricted inspection.</p> <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p>
Internal joinery and kitchen fittings	<p>Internal joinery is typical for a property of this age and is of timber.</p> <p>In the kitchen there are storage units and a work surface which incorporates a sink unit.</p> <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>
Chimney breasts and fireplaces	<p>There is a wood burning stove with decorative surround in the living room. Where visible, any remaining former fireplaces have been sealed and are unvented. The flue remains unseen externally due to the limited ground level inspection.</p> <p><b>Visually inspected. No testing of the flues or fittings was carried out.</b></p>
Internal decorations	<p>Walls and ceilings are predominantly painted. Some internal walls are part tiled or part clad in PVC panels. There are some timber panelled sections.</p> <p><b>Visually inspected.</b></p>
Cellars	<p>There is a cellar/sub floor space. This is accessed externally or via an internal staircase leading from the entrance hall. Inspection was restricted due to the large amount of stored items.</p> <p><b>Visually inspected where there was safe and purpose-built access.</b></p>
Electricity	<p>Mains supply. The consumer unit is wall mounted in the entrance hall.</p> <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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>

Gas	<p>Mains supply.</p> <p><b><i>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></b></p> <p><b><i>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.</i></b></p>
Water, plumbing and bathroom fittings	<p>Public supply. Plumbing, where visible, is copper or plastic.</p> <p>In the shower room there is a three piece suite and in there is a four piece suite in the family bathroom. There is a two piece suite in the w.c. apartment.</p> <p><b><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></b></p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p> <p><b><i>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</i></b></p>
Heating and hot water	<p>Heating is supplied by two gas fired boilers which are wall mounted in the sub floor space. There are radiators throughout the house. There is electric underfloor heating in some apartments.</p> <p>Hot water is from the insulated hot water tank which is located in a bathroom cupboard.</p> <p><b><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></b></p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p>
Drainage	<p>It is understood that drainage is to a private septic tank located at the entrance driveway. The exact location of the tank remains unknown that the tank itself remains unseen.</p> <p><b><i>Drainage covers etc were not lifted.</i></b></p> <p><b><i>Neither drains nor drainage systems were tested.</i></b></p>

<p>Fire, smoke and burglar alarms</p>	<p>There are smoke alarms and a burglar alarm system installed.</p> <p><b><i>Visually inspected.</i></b></p> <p><b><i>No test whatsoever were carried out to any systems or appliances.</i></b></p> <p><b><i>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</i></b></p> <p><b><i>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</i></b></p> <p><b><i>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will require to be installed prior to sale. This of course should be confirmed by your legal advisor.</i></b></p>
<p>Any additional limits to inspection</p>	<p>On the day of inspection, the property was occupied, fully furnished and floors fully covered.</p> <p>External inspection of the building fabric was restricted to ground level. Due to the height of the building and site constraints, some sections of the roof covering remain unseen.</p> <p>Internal inspection was restricted due to personal belongings, furniture and fixed floor coverings. These items, particularly within cupboards, have not been moved.</p> <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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p><b><i>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</i></b></p>

## Sectional Diagram showing elements of a typical house



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

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>Woodworm was noted to several timbers throughout the house, especially within the roof space area and within the sub floor space.</p> <p>Localised sections of timber decay were noted to some of the floor timbers within the accessible cellar/sub floor space. This area has been inspected by APS timber specialists. It is understood the repair works advised by APS will be carried out prior to the sale of the house. The purchaser should confirm this along with the transfer of any guarantees.</p> <p>A copy of the APS report is appended to this Home Report.</p>

Chimney stacks	
Repair category:	1
Notes:	The flue remains largely unseen and is assumed to be free from defect.

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.

## Roofing including roof space

Repair category:	2
Notes:	<p>The main roof covering is affected by general ageing and weathering. Localised moss growth should be removed as it retains unwanted moisture.</p> <p>Heavy condensation was noted within the roof space of the extension where increased ventilation is required.</p> <p>Woodworm was noted to sections of the roof timbers. It is understood that there is a guarantee as this has been treated within recent years. The guarantee should be made available for transfer to the incoming purchaser.</p> <p>Insulation levels within the accessible roof space areas may not meet the current Building Regulations.</p>

## Rainwater fittings

Repair category:	1
Notes:	No significant defects noted. Rainwater goods should be tested for adequacy during a period of heavy rainfall.

## Main walls

Repair category:	1
Notes:	The main walls are affected by typical weathering.

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.

## Windows, external doors and joinery

Repair category:	2
Notes:	<p>Window units are of varying age and style. Some units will require adjustment to improve operation due to their age. The majority of the units do not incorporate trickle ventilation.</p> <p>Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.</p>

## External decorations

Repair category:	1
Notes:	No significant defects noted. Painted surfaces will require routine redecoration.

## Conservatories / porches

Repair category:	
Notes:	None.

## Communal areas

Repair category:	
Notes:	None.

## Garages and permanent outbuildings

Repair category:	1
Notes:	<p>See comments below under flooring including sub floors.</p> <p>No significant defects noted to the garage within the rear garden grounds although inspection was limited due to a large amount of stored items and large sections remain unseen. The roof covering will require vigilant maintenance in order to maintain a wind and watertight condition.</p>

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

## Outside areas and boundaries

Repair category:	2
Notes:	<p>There are large trees within very close proximity of the house especially at the rear which will require cutting back to prevent any damage.</p> <p>There are sections of uneven mono blocking within the driveway areas where care should be taken. Boundary walls are affected by typical weathering.</p>

## Ceilings

Repair category:	1
Notes:	No significant defects noted.

## Internal walls

Repair category:	1
Notes:	No significant defects noted.

## Floors including sub-floors

Repair category:	2
Notes:	<p>Dampness was noted in the sub floor/cellar space. This is likely due to the unsealed solum.</p> <p>Sections of timber decay were noted to some floor timbers. It is understood that timber repairs will be carried out prior to the sale of the house. See comments above.</p>

## Internal joinery and kitchen fittings

Repair category:	1
Notes:	No significant defects noted.

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

## Chimney breasts and fireplaces

Repair category:	1
Notes:	<p>No significant defects noted.</p> <p>It is good practice to have a maintenance contract in place in respect of the solid fuel stove which is assumed to be in full working order and comply with all necessary regulations including manufactures specification. A specialist contractor will be able to advise further.</p>

## Internal decorations

Repair category:	1
Notes:	The house has been recently redecorated.

## Cellars

Repair category:	2
Notes:	<p>Dampness was noted in the sub floor/cellar space. This is likely due to the unsealed solum.</p> <p>Sections of timber decay were noted to some floor timbers. It is understood that timber repairs will be carried out prior to the sale of the house. See comments above.</p>

## Electricity

Repair category:	2
Notes:	<p>Aspects of the electrical system may not comply with current regulations and upgrading can be anticipated in order to bring the system in line with the most recent regulations.</p> <p>It is advised that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC / SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations</p>

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.

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

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>No significant defects noted. Any documentation relating to the recently installed sanitary fittings should be exhibited prior to purchase.</p>

Heating and hot water	
Repair category:	1
Notes:	<p>No significant defects noted.</p> <p>It is good practice to have a maintenance contract in place in respect of the system which is assumed to be in full working order. It is assumed to comply with all necessary regulations and manufactures specifications. A heating contractor will be able to advise further.</p>

Drainage	
Repair category:	1
Notes:	<p>No significant defects noted.</p> <p>The septic tank remains unseen. The tank requires to be registered with SEPA and regular inspection including desludging will be required. Any documentation including any details in relation to the most recent desludging, along with a location plan relating to the outfall zone should be exhibited prior to purchase. The purchaser should satisfy themselves in this regard.</p>

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

<b>Structural movement</b>	1
<b>Dampness, rot and infestation</b>	2
<b>Chimney stacks</b>	1
<b>Roofing including roof space</b>	2
<b>Rainwater fittings</b>	1
<b>Main walls</b>	1
<b>Windows, external doors and joinery</b>	2
<b>External decorations</b>	1
Conservatories / porches	
Communal areas	
<b>Garages and permanent outbuildings</b>	1
<b>Outside areas and boundaries</b>	2
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	2
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
<b>Cellars</b>	2
<b>Electricity</b>	2
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<b>Drainage</b>	1

## Remember

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

## Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

## 4. VALUATION AND CONVEYANCER ISSUES

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

### Matters for a solicitor or licensed conveyancer

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

Multiple alterations works have been carried out to form the current layout of the house over the years. This includes the change of layout at both ground and first floor levels along with the formation of the front extension.

It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent, then it has been assumed that they meet the standards required by the Building Regulations or are exempt.

The property is located within the Loch Lomond & Trossachs National Park.

It is understood that the woodworm noted within the property has been treated and any guarantees should be made available for transfer to the incoming purchaser.

There are PV panels located at the roof covering. It is assumed that these are owned outright and all documentation, including any guarantees, should be made available for transfer to the incoming purchaser.

The neighbouring property is a right of access for maintenance to their property. The exact rights should be confirmed with reference to the Title Deeds.

All documentation including guarantees relating to the APS inspection/works should be exhibited prior to purchase.

### Estimated re-instatement cost (£) for insurance purposes

£1,200,000 (One Million Two Hundred Thousand Pounds).

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

### Valuation (£) and market comments

The market value of the property, in its present condition and with vacant possession, is £525,000 (Five Hundred and Twenty Five Thousand Pounds).

<b>Report author:</b>	Gavin J Smith, Bsc Hons MRICS
<b>Company name:</b>	Bearsden - Allied Surveyors Scotland Ltd

<b>Address:</b>	132 Drymen Road Bearsden Glasgow G61 3RB
<b>Signed:</b>	Electronically Signed: 291410-3ade1647-d7f0
<b>Date of report:</b>	14/07/2025

P A R T 2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





## Mortgage Valuation Report

Property:	Seton House Croftamie G63 0EZ	Client: Mrs. Rosalind Wood  Tenure: Absolute Ownership
Date of Inspection:	11/07/2025	Reference: ND/5971/GJS/LM

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

### 1.0 LOCATION

The property is located in the commuter village of Croftamie, to the south of Drymen and is located in the Loch Lomond & The Trossachs National Park. The village comprises a variety of property types of varying age. All usual residential amenities and transport links are available within reasonable distance.

Catter Burn lies within close proximity.

### 2.0 DESCRIPTION

#### 2.1 Age:

It is understood that the original house was built around 125 years ago with more recent alteration works carried out in more recent years to form its currently layout.

Two storey detached individually built house with integral garage/cellar/workshop area at basement level.

### 3.0 CONSTRUCTION

The roof is pitched, timber framed and overlaid in concrete tiles.

The main walls are of solid brick/stone/rubble construction or modern cavity brick and block construction, finished externally in render.

### 4.0 ACCOMMODATION

GROUND FLOOR: Entrance vestibule, entrance hall, open plan dining kitchen, living room, sittings room with playroom/bedroom 5 off, bedroom 3, bedroom 4, bathroom including w.c., shower room including w.c.,

FIRST FLOOR: Landing with w.c. apartment off, bedroom 1 accessed via home office/ dressing room, bedroom 2.

### 5.0 SERVICES (No tests have been applied to any of the services)

Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Private Septic tank
Central Heating:		Gas fired boiler to radiators.					
6.0	OUTBUILDINGS						
Garage:		Detached triple car garage/store.					
Others:		Basement storage/workshop area.					
7.0	<b>GENERAL CONDITION</b> - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>						
<p>Having regard to its age and type of construction, the property appears to have been adequately maintained although would benefit from some items of routine maintenance, repair and upgrading. These matters have been reflected in the market value provided.</p> <p>The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.</p> <p>Woodworm was noted to several timbers throughout the house, especially within the roof space area and within the sub floor space.</p> <p>Localised sections of timber decay were noted to some of the floor timbers within the accessible cellar/sub floor space. This area has been inspected by APS timber specialists. It is understood the repair works advised by APS will be carried out prior to the sale of the house. The purchaser should confirm this along with the transfer of any guarantees.</p> <p>A copy of the APS report is appended to this Home Report.</p>							
8.0	<b>ESSENTIAL REPAIR WORK</b> <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>						
None - see comments above.							
8.1 Retention recommended:			Not applicable.				
9.0	ROADS & FOOTPATHS						
Made up and assumed to be adopted.							
10.0	<b>BUILDINGS INSURANCE (£):</b>	1,200,000	<b>GROSS EXTERNAL FLOOR AREA</b>		350	<b>Square metres</b>	
	<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>						
11.0	<b>GENERAL REMARKS</b>						

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

Multiple alterations works have been carried out to form the current layout of the house over the years. This includes the change of layout at both ground and first floor levels along with the formation of the front extension.

It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent, then it has been assumed that they meet the standards required by the Building Regulations or are exempt.

The property is located within the Loch Lomond & Trossachs National Park.

It is understood that the woodworm noted within the property has been treated and any guarantees should be made available for transfer to the incoming purchaser.

There are PV panels located at the roof covering. It is assumed that these are owned outright and all documentation, including any guarantees, should be made available for transfer to the incoming purchaser.

The neighbouring property is a right of access for maintenance to their property The exact rights should be confirmed with reference to the Title Deeds.

All documentation including guarantees relating to the APS inspection/works should be exhibited prior to purchase.

12.0	<b>VALUATION</b> <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	<b>Market Value in present condition (£):</b>	<b>£525,000</b>	Five Hundred and Twenty Five Thousand Pounds
12.2	<b>Market Value on completion of essential works (£):</b>	-	-
12.3	<b>Suitable security for normal mortgage purposes?</b>	Yes	
12.4	<b>Date of Valuation:</b>	11/07/2025	
<b>Signature:</b>		Electronically Signed: 291410-3ade1647-d7f0	
<b>Surveyor:</b>	Gavin J Smith	Bsc Hons MRICS	<b>Date:</b> 14/07/2025
<b>Bearsden - Allied Surveyors Scotland Ltd</b>			
<b>Office:</b>	132 Drymen Road Bearsden Glasgow G61 3RB	Tel: 0141 942 9666 Fax: email: <a href="mailto:bearsden@alliedsurveyorsscotland.com">bearsden@alliedsurveyorsscotland.com</a>	

P A R T 3 .

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	Seton House Croftamie G63 0EZ
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<b>Customer</b>	Mrs. Rosalind Wood
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<b>Customer address</b>	Seton House Croftamie G63 0EZ
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<b>Prepared by</b>	Gavin J Smith, Bsc Hons MRICS Bearsden - Allied Surveyors Scotland Ltd
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# Energy Performance Certificate (EPC)

Dwellings

# Scotland

SETON HOUSE CROFTAMIE, CROFTAMIE, GLASGOW, G63 0EZ

**Dwelling type:** Detached house  
**Date of assessment:** 11 July 2025  
**Date of certificate:** 16 July 2025  
**Total floor area:** 297 m<sup>2</sup>  
**Primary Energy Indicator:** 186 kWh/m<sup>2</sup>/year

**Reference number:** 5515-7623-4430-2459-7296  
**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\*

£11,328

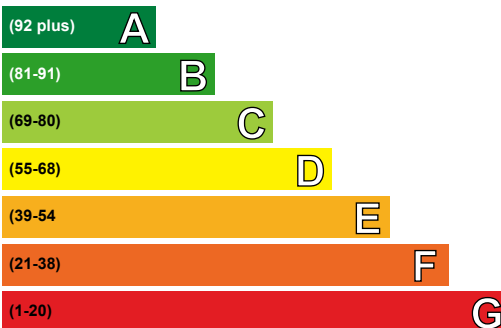
See your recommendations report for more information

Over 3 years you could save\*

£2,166

\* 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
83	89

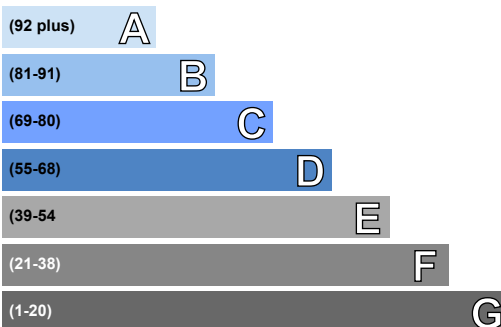
## Energy Efficiency Rating

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

Your current rating is **band B (83)**. 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
70	77

## 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 C (70)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1191.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£978.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, insulated at rafters	★★☆☆☆	★★☆☆☆
	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), limited insulation (assumed)	★★★☆☆	★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

## 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 31 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 9.1 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 2.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

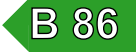



## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£10,188 over 3 years	£8,019 over 3 years	
Hot water	£780 over 3 years	£783 over 3 years	
Lighting	£360 over 3 years	£360 over 3 years	
<b>Totals</b>	<b>£11,328</b>	<b>£9,162</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 Internal wall insulation	£7,500 - £11,000	£397		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£326		

## 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 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information 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.

## 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:

- Biomass secondary heating
- Solar photovoltaics

## 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)	40,904.8	N/A	N/A	N/A
Water heating (kWh per year)	3,336.75			

## Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

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

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](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. Gavin Smith
Assessor membership number:	EES/018096
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	132 Drymen Road Bearsden G61 3RB
Phone number:	0141 942 9666
Email address:	<a href="mailto:bearsden@alliedsurveyorsscotland.com">bearsden@alliedsurveyorsscotland.com</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

### Advice and support to improve this property

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

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

# PROPERTY QUESTIONNAIRE

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



## Property Questionnaire

Property Address

Seton House

Croftamie

G63 0EZ

Seller(s)

Rosalind Wood James Devlin

Completion date of property questionnaire

18/07/2025

Note for sellers

1.	<b>Length of ownership</b>
	<b>How long have you owned the property?</b> September 2021
2.	<b>Council tax</b>
	<b>Which Council Tax band is your property in? (Please circle)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H
3.	<b>Parking</b>
	<b>What are the arrangements for parking at your property?</b> <b>(Please tick all that apply)</b>  Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Shared parking <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify):

<b>4.</b>	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
<b>5.</b>	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>6.</b>	<b>Alterations/additions/extensions</b>	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please describe below the changes which you have made:  <i>We put a toilet and basin in what was originally an upstairs cupboard.</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  Please give any guarantees which you received for this work to your solicitor or estate agent.	
<b>7.</b>	<b>Central heating</b>	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial

## property questionnaire

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).  Gas	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed?  2013 according to previous owners and we have had no issues.	
	(ii) Do you have a maintenance contract for the central heating system?	[ ] YES [x] NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x] YES [ ] NO
<b>9.</b>	<b>Issues that may have affected your property</b>	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[ ] YES [x] NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ] YES [ ] NO
b	Are you aware of the existence of asbestos in your property?	[ ] YES [x] NO [ ] Don't know
	If you have answered yes, please give details:	
<b>10.</b>	<b>Services</b>	

# property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	
	Water mains or private water supply	Y	
	Electricity	Y	
	Mains drainage	N	
	Telephone	Y	
	Cable TV or satellite	Y	
	Broadband	Y	
b	Is there a septic tank system at your property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:  <i>Scottish Water</i>		
<b>11. Responsibilities for shared or common areas</b>			
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?  If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries?  If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

e	<p>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?</p> <p>If you have answered yes, please give details:</p>	[x]YES [ ]NO
f	<p>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.)</p> <p>If you have answered yes, please give details:</p> <p><i>We own the land at the bottom of the driveway. Our neighbours Lorraine and Ian at Burnbank Bungalow have rights of access to their carport but do not have rights to park on driveway, nor does anyone else.</i></p>	[x]YES [ ]NO
<b>12. Charges associated with your property</b>		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
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.	
<b>13. Specialist works</b>		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[x]YES [ ]NO
	<p>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p> <p><i>Two decayed joists and wedges (wet rot) were identified during home report and we are paying for these to be replaced.</i></p>	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[x]YES [ ]NO

	<p>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:</p> <p><i>Advanced Preservation Report and Receipt held by ourselves.</i></p>	
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<b>14. Guarantees</b>		
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
b	<p>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <p><i>Yes we have an indemnity policy from previous owners for the loft conversion which is over 20 years old.</i></p>	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

<b>15.</b>	<b>Boundaries</b>	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>16.</b>	<b>Notices that affect your property</b>	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

<b>Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.</b>	
Signature(s):	Rosalind Wood
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	18/07/2025

**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 R Wood Seton House Croftamie Glasgow G63 0EQ		
<b>Property Address:</b>	Seton House Croftamie Glasgow G63 0EQ		
<b>Surveyor:</b>	Mr Jonathan Boyd	<b>Survey Date:</b>	17 <sup>th</sup> July 2025
<b>Reference:</b>	JRB/JB.R204138	<b>Report Date:</b>	18 <sup>th</sup> July 2025

### **Property Description: Detached Villa**

We thank you for your instruction to inspect the accessible timbers for attack by wood rotting fungi. 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: Subfloor Timber below Rear Right Bedroom & Bathroom (Basement Area) Only**

### **OBSERVATIONS:**

Inspection of this area was restricted due to stored articles.

At the time of inspection, evidence of wet rot decay (*Coniophora Puteana*) was noted to the wedges and bearing end of the No. 3 & no.4 joists in from the right hand gable wall on the dividing spine wall between the rear right Bedroom and right hand Bathroom. We have therefore allowed for decayed joists and wedges to be cut back and renewed as per our specification.

### **TREATMENT RECOMMENDED**

#### **From within Basement Area**

1. Remove or cut back the above stated timbers as per our standard specification and remove from site as soon as possible.
2. 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.
3. 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.
4. Replacement joist timbers where not spanning from wall to wall, or bearing beam, will be 4 times bolted to the remaining sections.
5. Remove from the oversite the timber debris resulting from our works.
6. 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.
7. 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 previously damp masonry due to a past water escape from defective plumbing. Plumbing at the time of inspection appeared to be water tight and of a modern specification.

### **NOTE:**

In conjunction with these repairs, we will treat the first no. joists from the right hand spine wall within the room rear left with a brush on insecticidal fluid as part of our guarantee on the woodworm treatments carried out in September 2021 under contract 204138.



We believe the current frass dust noted at the time of inspection is part of the life cycle of the woodworm (Anobium Punctatum) given our treatment is still under their full 5 year life cycle however, this should give client piece of mind.

#### **GENERALLY:**

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.

Redecoration in the form of water based matt emulsion paint only can be applied after six weeks, providing the plaster surface is dry to the touch. We strongly advise that vinyl silk paints or vinyl wallpaper or any other impermeable coverings such as artex type finishes should not be applied until dry.

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.

In the event of a re-infestation, the guarantee will provide for us to carry out chemical treatment only to the affected areas.

In the treatment of timbers for eradication of wood boring insects, it is possible that a few deep seated larvae unfortunately can escape the immediate treatments by being beyond the point of penetration from the surface chemical treatments.

These larvae may subsequently emerge as adult beetles in the five years following treatment. Should this happen, the beetles will die upon emergence but would give the impression that re-infestation has occurred. The permanent chemical deposit on the treated timbers will prevent the development of any further eggs and with the final emergences the treatment becomes completely effective, therefore, the infestation will die out. With this position in mind, it is clear that any suspected failure of the treatment cannot be ascertained for at least three years or more after treatment and re-inspection within this period would therefore be inconclusive and serve no useful purpose.

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:	Seton House Croftamie Glasgow G63 0EQ
Date:	18 <sup>th</sup> July 2025
Reference:	JRB/JB.Q204138

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

**£512.00 exc. VAT**

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



## **QUOTATION ACCEPTANCE**

Property Address:	Seton House Croftamie Glasgow G63 0EQ
Date:	18 <sup>th</sup> July 2025
Reference:	JRB/JB.Q204138

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

**£512.00 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].

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

**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.



## 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 and rainwater conductors' 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.