

# YOUR ONESURVEY HOME REPORT

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## ADDRESS

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Inglefield  
14 Oakley Drive  
Netherlee  
Glasgow, G44 3PY

## PREPARED FOR

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A Miller

## INSPECTION CARRIED OUT BY:



**ALLIED**  
SURVEYORS  
SCOTLAND

## SELLING AGENT:

Corum - Clarkston

## HOME REPORT GENERATED BY:

oneSURVEY |   
HOME REPORT

# Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow South - Allied Surveyors Scotland Ltd	04/09/2025
Mortgage Certificate	Final	Glasgow South - Allied Surveyors Scotland Ltd	04/09/2025
Property Questionnaire	Final	A Miller	01/09/2025
EPC	FileUploaded	Glasgow South - Allied Surveyors Scotland Ltd	04/09/2025
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>	WH/4343
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<b>Customer</b>	A Miller
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<b>Selling address</b>	Inglefield 14 Oakley Drive Netherlee Glasgow G44 3PY
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<b>Date of Inspection</b>	03/09/2025
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<b>Prepared by</b>	Stephen Cunningham, BSc (Hons) MRICS Glasgow South - Allied Surveyors Scotland Ltd
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# **SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)**

## **PART 1 - GENERAL**

### **1.1 THE SURVEYORS**

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

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

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

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

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

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



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

### **1.2 THE REPORT**

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

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

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

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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

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

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

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

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

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

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

#### **1.8 CANCELLATION**

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

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

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

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

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

## **1.9 PRECEDENCE**

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

## **1.10 DEFINITIONS**

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

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



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

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

### **2.1 THE SERVICE**

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

### **2.2 THE INSPECTION**

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

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

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

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

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

### **2.3 THE REPORT**

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

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

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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a semi detached two store villa.
Accommodation	Ground floor: entrance vestibule, entrance hall, lounge, sitting room, dining room, kitchen and conservatory.  First floor: (split landing) hall, three bedrooms, bathroom with WC and separate WC room.  Attic level: Attic room.
Gross internal floor area (m2)	Approximately 159 square metres (excluding conservatory).
Neighbourhood and location	The property is located within an established, popular and settled residential area where surrounding buildings are of mixed age, style and character. Most main amenities and facilities are available within a short walk.
Age	Approximately 125 years old.
Weather	It was raining at the time of our inspection.
Chimney stacks	The chimney stacks have been removed.
Roofing including roof space	The roof is pitched and hipped and clad in interlocking concrete tiles.  Restricted access to the roof void is available from the access doors located in the converted attic area. Our restricted inspection revealed that the attic is timber frame construction with bitumen underfelt and timber sarking.  <b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b>  <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>

Rainwater fittings	<p>The rainwater fittings are formed in aluminium and cast iron.</p> <p><b><i>Visually inspected with the aid of binoculars where required.</i></b></p>
Main walls	<p>The outer walls of the main property are traditional stone construction with a natural finish externally. The rear section containing the kitchen appears to be of cavity brick construction finished externally in render.</p> <p>Sub-floor ventilation is provided in the form of vents located at the base of the external walls.</p> <p><b><i>Visually inspected with the aid of binoculars where required.</i></b>  <b><i>Foundations and concealed parts were not exposed or inspected.</i></b></p>
Windows, external doors and joinery	<p>The windows are UPVC double glazed units. There is a timber framed Velux window at attic level.</p> <p>The front entrance doors are timber.</p> <p>External joinery is formed in timber.</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	<p>Painted finishes.</p> <p><b><i>Visually inspected.</i></b></p>
Conservatories / porches	<p>The property benefits from a conservatory which is accessed from the kitchen and give access to the rear garden. The conservatory is formed in timber framed double glazed panels over a rendered brick base. The roof is pitched and covered with perspex.</p> <p><b><i>Visually inspected.</i></b></p>
Communal areas	None.
Garages and permanent outbuildings	None.
Outside areas and boundaries	<p>The property benefits from areas of garden ground to the front, side and rear of the building with boundaries being formed in rendered brick and timber.</p> <p><b><i>Visually inspected.</i></b></p>
Ceilings	<p>Ceilings throughout the property are formed in lath and plaster and plasterboard.</p> <p><b><i>Visually inspected from floor level.</i></b></p>

Internal walls	<p>Internal walls throughout the property are formed in lath and plaster and plasterboard.</p> <p><b><i>Visually inspected from floor level.</i></b></p> <p><b><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></b></p>
Floors including sub floors	<p>Flooring throughout the property is suspended timber joist construction.</p> <p>At the time of our inspection the property was fully furnished and fitted with fixed floor coverings throughout and, due to the presence of these coverings, no clear sight of the flooring was possible. We are therefore unable to comment on the condition of the areas below the fixed coverings.</p> <p>No sub-floor inspection was undertaken given the lack of suitable access.</p> <p><b><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p>
Internal joinery and kitchen fittings	<p>The skirting boards and door surrounds are formed in timber.</p> <p>The kitchen provides a range of wall and floor mounted units and worktops which incorporates a sink and draining board.</p> <p><b><i>Built-in cupboards were looked into but no stored items were moved.</i></b></p> <p><b><i>Kitchen units were visually inspected excluding appliances.</i></b></p>
Chimney breasts and fireplaces	<p>The property benefits from a gas fire located in the living room.</p> <p><b><i>Visually inspected. No testing of the flues or fittings was carried out.</i></b></p>
Internal decorations	<p>Painted, papered and tiled finishes to walls and ceilings.</p> <p><b><i>Visually inspected.</i></b></p>
Cellars	None.

Electricity	<p>Electricity is via mains supply. The property has a circuit breaker consumer unit which is wall mounted and located in the entrance vestibule.</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>Gas is via mains supply.</p> <p><b>Accessible parts of the system 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>
Water, plumbing and bathroom fittings	<p>Water is via mains supply. Visible plumbing within the property was noted to be copper or PVC.</p> <p>The bathroom comprises a three piece fitted suite with over bath mixer shower.</p> <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p>
Heating and hot water	<p>Central heating is provided via the Worcester gas fired boiler which serves radiators throughout the property. The boiler also provides hot water via the heated hot water tank.</p> <p>The boiler is wall mounted and located in an external cabinet.</p> <p>The hot water cylinder is floor mounted and located in a cupboard in the upstairs hallway.</p> <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p>
Drainage	<p>Assumed to be connected to the Local Authority main sewer.</p> <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p>

<p>Fire, smoke and burglar alarms</p>	<p>The property benefits from smoke detectors and a burglar alarm.</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 required 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>No inspection of floor surfaces was possible under any of the sanitary fittings, washing machine/similar domestic appliance or any other water using appliance. We would recommend that these areas be inspected at regular intervals as water leakage can cause defects to occur to concealed areas of the building's fabric. We have assumed these areas to be free from defect, however prospective buyers should have their own checks undertaken prior to purchase.</p> <p><b><i>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.</i></b></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 a degree of structural movement which does appear to be longstanding and non-progressive in nature.

Dampness, rot and infestation	
Repair category:	1
Notes:	A timber and Damp specialist inspected the property following very localised, slightly increased meter readings. Their report is appended to this document. No defects were found.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	The roof covering is of an older design and heavy moss growth was noted, particularly on the front elevation of the building. Regular and ongoing maintenance can be anticipated.

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

## Rainwater fittings

Repair category:

1

Notes:

The rainwater fittings were seen to be satisfactory with regards to age and type.

## Main walls

Repair category:

2

Notes:

Delamination of stonework and open pointing at base course levels were noted.

## Windows, external doors and joinery

Repair category:

1

Notes:

No significant defects were noted to the windows or external doors although regular and ongoing maintenance will be required notably to the working mechanisms as over time these can become loose and damaged.

## External decorations

Repair category:

1

Notes:

Generally well presented.

## Conservatories / porches

Repair category:

1

Notes:

The conservatory has been adequately maintained.

## Communal areas

Repair category:

Notes:

Not applicable.

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

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

Outside areas and boundaries	
Repair category:	1
Notes:	The outside areas and boundaries have been adequately maintained.

Ceilings	
Repair category:	1
Notes:	Within the limits of our inspection no major defects were evident likely to have a material effect on the market value.

Internal walls	
Repair category:	1
Notes:	Within the limits of our inspection no major defects were evident likely to have a material effect on the market value.

Floors including sub-floors	
Repair category:	1
Notes:	Within the limits of our inspection no major defects were evident likely to have a material effect on the market value.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery and kitchen fittings were found to be generally well presented.

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:	No tests were carried out on the gas appliance located in the lounge. We would recommend that this is serviced by a Gas Safe Registered engineer in advance of purchase.

## Internal decorations

Repair category:	1
Notes:	Well presented.

## Cellars

Repair category:	
Notes:	Not applicable.

## Electricity

Repair category:	2
Notes:	The electrical installation is of an older design and some upgrading can be anticipated. In the meantime, we would recommend that the entire system is inspected by an NICEIC registered contractor prior to purchase in order to ensure the systems safety. Documentary evidence of any recent servicing should ideally be exhibited.

## Gas

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

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.

## Water, plumbing and bathroom fittings

Repair category:	1
Notes:	<p>No obvious defects were noted to visible sections of the plumbing.</p> <p>The sanitary fittings were found to be well presented with no significant defects being evident.</p>

## Heating and hot water

Repair category:	2
Notes:	<p>The boiler is now of mid-aged design and will be less energy efficient than its modern-day equivalent. We would therefore recommend that the system is inspected by a Gas Safe Registered engineer in advance of purchase. Documentary evidence of recent servicing should ideally be exhibited.</p> <p>We understand from the vendor that the hot water cylinder was recently upgraded.</p>

## Drainage

Repair category:	1
Notes:	<p>Within the limits of our inspection no major defects were evident likely to have a material effect on the market value.</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>	1
Chimney stacks	
<b>Roofing including roof space</b>	2
<b>Rainwater fittings</b>	1
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	1
<b>External decorations</b>	1
<b>Conservatories / porches</b>	1
Communal areas	
Garages and permanent outbuildings	
<b>Outside areas and boundaries</b>	1
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	2
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	2
<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, first and attic floors.
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 type="checkbox"/> YES <input checked="" 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.

<b>Matters for a solicitor or licensed conveyancer</b>	
<p>The property has been altered in the past to form an open attic level with fixed staircase. Attic timbers have been altered as a result of this. We understand from the vendor that a letter of comfort has been issued by the Local Authority in respect of the attic alterations and this should be sought as a condition of sale.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>	
<b>Estimated re-instatement cost (£) for insurance purposes</b>	
<p>595,000</p> <p>Five Hundred and Ninety Five Thousand Pounds.</p>	
<b>Valuation (£) and market comments</b>	
<p>600,000</p> <p>The market value of the property in its current condition and with vacant possession is Six Hundred Thousand Pounds.</p>	
<b>Report author:</b>	Stephen Cunningham, BSc (Hons) MRICS
<b>Company name:</b>	Glasgow South - Allied Surveyors Scotland Ltd
<b>Address:</b>	246 Kilmarnock Road Glasgow G43 1TT
<b>Signed:</b>	Electronically Signed: 296422-8e0330ed-9353
<b>Date of report:</b>	04/09/2025

P A R T 2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





## Mortgage Valuation Report

Property:	Inglefield 14 Oakley Drive Netherlee Glasgow G44 3PY	Client: A Miller  Tenure: Ownership
Date of Inspection:	03/09/2025	Reference: WH/4343/SC/LS

*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 within an established, popular and settled residential area where surrounding buildings are of mixed age, style and character. Most main amenities and facilities are available within a short walk.

### 2.0 DESCRIPTION

#### 2.1 Age:

Approximately 125 years old.

The subjects comprise a semi detached two store villa.

### 3.0 CONSTRUCTION

The outer walls of the property are traditional stone construction with a natural finish externally. The extended section appears to be cavity brick construction with a painted render external finish.

The roof is pitched and hipped and clad in interlocking concrete tiles.

### 4.0 ACCOMMODATION

Ground floor: entrance vestibule, entrance hall, lounge, sitting room, dining room, kitchen and conservatory.

First floor: (split landing) hall, three bedrooms, bathroom with WC and separate WC room.

Attic level: Attic room.

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

<b>Water:</b>	Mains.	<b>Electricity:</b>	Mains.	<b>Gas:</b>	Mains.	<b>Drainage:</b>	Mains.
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**Central Heating:** Via the gas fired boiler.

### 6.0 OUTBUILDINGS

**Garage:** None.

**Others:** None.

<b>7.0</b>	<b>GENERAL CONDITION</b> - A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.				
During the course of the inspection, undertaken for Home Report purposes, the property was noted to be in satisfactory condition. No major defects were evident likely to have a material effect on the market value.					
<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> (as a condition of any mortgage or, to preserve the condition of the property)				
None.					
<b>8.1 Retention recommended:</b>			Nil.		
<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>				
Made up and assumed to be adopted.					
<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	595,000	<b>GROSS EXTERNAL FLOOR AREA</b>	191	<b>Square metres</b>
	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.				
<b>11.0</b>	<b>GENERAL REMARKS</b>				
The property has been altered in the past to form an open attic level with fixed staircase. Attic timbers have been altered as a result of this. We understand from the vendor that a letter of comfort has been issued by the Local Authority in respect of the attic alterations and this should be sought as a condition of sale.					
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.					
<b>12.0</b>	<b>VALUATION</b> On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.				
<b>12.1</b>	<b>Market Value in present condition (£):</b>	<b>600,000</b>	Six Hundred Thousand Pounds.		
<b>12.2</b>	<b>Market Value on completion of essential works (£):</b>	-	-		
<b>12.3</b>	<b>Suitable security for normal mortgage purposes?</b>	Yes			
<b>12.4</b>	<b>Date of Valuation:</b>	03/09/2025			
<b>Signature:</b>		Electronically Signed: 296422-8e0330ed-9353			
<b>Surveyor:</b>	Stephen Cunningham	BSc (Hons) MRICS		<b>Date:</b>	04/09/2025
<b>Glasgow South - Allied Surveyors Scotland Ltd</b>					
<b>Office:</b>	246 Kilmarnock Road Glasgow G43 1TT		Tel: 0141 636 5345 Fax: email: <a href="mailto:glasgow.south@alliedsurveyorsscotland.com">glasgow.south@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>	Inglefield 14 Oakley Drive Netherlee Glasgow G44 3PY
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<b>Customer</b>	A Miller
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<b>Customer address</b>	Inglefield 14 Oakley Drive Netherlee Glasgow G44 3PY
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<b>Prepared by</b>	Stephen Cunningham, BSc (Hons) MRICS Glasgow South - Allied Surveyors Scotland Ltd
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

INGLEFIELD, 14 OAKLEY DRIVE, NETHERLEE, GLASGOW, G44 3PY

**Dwelling type:** Semi-detached house  
**Date of assessment:** 03 September 2025  
**Date of certificate:** 03 September 2025  
**Total floor area:** 159 m<sup>2</sup>  
**Primary Energy Indicator:** 217 kWh/m<sup>2</sup>/year

**Reference number:** 4615-9121-8000-0167-2206  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, LPG

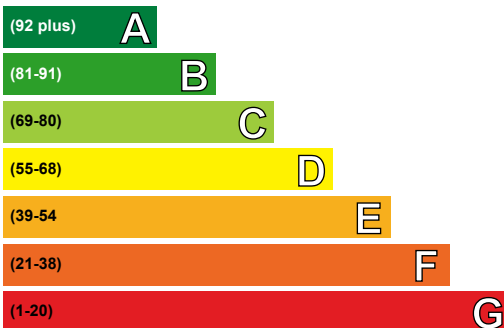
## You can use this document to:

- 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*	£8,775	See your recommendations report for more information
Over 3 years you could save*	£2,691	

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

Very energy efficient - lower running costs



Current	Potential
34	57

## 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 F (34)**. 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.

Not energy efficient - higher running costs

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



Current	Potential
54	69

## 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 E (54)**

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

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

## 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	£1725.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£519.00
3 Hot water cylinder thermostat	£130 - £180	£444.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, insulated (assumed)	★★★★☆	★★★★☆
	Pitched, insulated	★★★★☆	★★★★☆
	Roof room(s), limited insulation (assumed)	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
	Suspended, limited insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system, no cylinder thermostat	★☆☆☆☆	★★★★☆
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 45 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 7.2 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 2.5 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	£7,239 over 3 years	£4,857 over 3 years	
Hot water	£1,272 over 3 years	£963 over 3 years	
Lighting	£264 over 3 years	£264 over 3 years	
<b>Totals</b>	<b>£8,775</b>	<b>£6,084</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	£575	E 46	D 63
2 Floor insulation (suspended floor)	£5,000 - £10,000	£173	E 50	D 66
3 Hot water cylinder thermostat	£130 - £180	£148	E 53	C 69
4 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£232	D 57	C 69

## 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.

### 3 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

### 4 Solar photovoltaic (PV) panels

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

## Low and zero carbon energy sources

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

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

## Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,122.05	N/A	N/A	N/A
Water heating (kWh per year)	3,742.76			

## Addendum

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

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](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. Stephen Cunningham
Assessor membership number:	EES/025846
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Shawlands Glasgow G43 1TT
Phone number:	0141 636 5345
Email address:	<a href="mailto:glasgow.south@alliedsurveyorsscotland.com">glasgow.south@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 [greenerscotland.org](https://www.greenerscotland.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

Inglefield

14 Oakley Drive

Glasgow

G44 3PY

Seller(s)

Mrs Miller

Completion date of property questionnaire

01/09/2025

Note for sellers

1.	<b>Length of ownership</b>
	<b>How long have you owned the property?</b> 19 Years.
2.	<b>Council tax</b>
	<b>Which Council Tax band is your property in? (Please circle)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input 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 checked="" 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>Installation of fixed stair to loft.</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input checked="" type="checkbox"/> YES <input 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:  <i>Awaiting building warrant from East Renfrewshire Council.</i>	
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>	

# property questionnaire

a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).  <i>Gas Central Heating.</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed?  <i>Unknown, was already installed when house was purchased.</i>	
	(ii) Do you have a maintenance contract for the central heating system?	[x]YES [ ]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract  <i>Scottish Gas.</i>	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).  <i>Automatic renewal around November.</i>	
<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	Octopus Energy.
	Water mains or private water supply	Y	Scottish Water.
	Electricity	Y	Octopus Energy.
	Mains drainage	Y	Scottish Water.
	Telephone	Y	Virgin.
	Cable TV or satellite	Y	Virgin.
	Broadband	Y	Virgin.
b	Is there a septic tank system at your property?		<input type="checkbox"/> YES <input checked="" 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 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 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:		
11.	<b>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	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?  If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

# property questionnaire

f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.)  If you have answered yes, please give details:	[ ] YES [x] NO
<b>12. 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.  N/A	
<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?	[ ] YES [x] NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[ ] YES [x] NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ] YES [ ] NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

<b>14.</b>	<b>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 checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c	Are there any outstanding claims under any of the guarantees listed above?	<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):	Mrs Miller
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	01/09/2025



**Hisurv Ltd**  
Building Consultancy

PREPARED FOR:

ANGELA MILLER

DAMPNESS SURVEY REPORT:

14 OAKLEY DRIVE NETHERLEE  
GLASGOW G44 3PY

REF: HISURV\_0183

11<sup>TH</sup> SEPTEMBER 2025

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## 1.0 Introduction

### The service

The inspection is focused on the external and internal building fabric with the objective of identifying defects and required repairs on the property. This includes the roof, chimneys, rainwater goods, walls, windows and doors, and loft space if this is accessible.

An informed and impartial building report is produced with a prioritised list of repair actions.

### Limitations

This report has been prepared and written by Hisurv Limited's Surveyors in the context of the purposes stated above and should not be used in any differing context.

The inspection is restricted to elements which can be seen clearly, and no attempt is made to open up or employ any other destructive techniques. The interior of the building is not inspected unless defects have been reported by the owner and/or the inspectors have identified possible concerns during their external inspection. The exception being that the internal roof space is inspected where safe access is available. Hisurv is unable to confirm that such areas are free from defects.

Hisurv acknowledges that their duty of skill and care in relation to the report is owed to the clients who commissioned this report. No duty of care extends to any third party that may make use of the report unless Hisurv provides written confirmation. Hisurv shall in no circumstances be held liable for any works undertaken by the Client on any recommendation made in this report.

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Hisurv recommend that you do not submit this report to contractors as the basis of a pricing schedule.

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## 1.3 Listed buildings & conservation areas

Traditional buildings have character; provide a sense of place and a sense of cultural identity. Your property may be listed and / or sit within a conservation area. This means there is additional protection at national and local level and additional regulation which you may need to consider.

Section 2.0 states if your building is listed and/or in a conservation area.

### Listed buildings

Listed buildings are included on a list of buildings of special architectural or historic interest compiled by Historic Environment Scotland and Historic England on behalf of the regional Governments. The term 'building' is defined broadly in the legislation and can include, for example, walls, fountains, statues, sundials, bridges, bandstands and telephone boxes. There are 3 categories of listed buildings: A, B and C.

Listing means that any changes to your building need to be carefully considered. If you are planning to do any work (repair, alter or extend) that may affect the building's character, appearance and how it performs you must first seek advice from your local Planning Authority. Further information on listed buildings can be found on Historic Environment Scotland's website.

### Conservation areas

Conservation areas are designated by the Planning Authority as being areas of special architectural or historical interest. Conservation areas are afforded statutory protection and have additional planning controls to ensure that the special character of the area is preserved and enhanced.

If your property lies in a conservation area any changes which may affect the building's appearance (including repairs that involve replacement materials or elements) may require planning consent. If you are looking to demolish a building, part of a building or other structure in a conservation area you will require Conservation Area Consent. Remember too that trees are protected in a conservation area and you must first notify the Planning Authority of any intended lopping, cutting or removal of a tree. Contact your local Planning Authority for more information and advice.

Conservation Area Appraisals explaining the background, significance and character of conservation areas can be accessed on your local Council's website.



## 2.0 Your property and its construction

### Summary

Address	14 Oakley Drive Netherlee Glasgow G44 3PY
Client	Angela Miller
Building type	Late 1800s Semi-detached house
Listing category	N/a
Conservation Area	N/a
Previous inspection date	N/a



## 3.0 How we carried out the inspection

### Inspection conducted by

Surveyor	Mitchell Fotheringham BSc (Hons)	Hisurv Limited
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### Inspection method and access

Duration of inspection	1.5 Hours
Access equipment used	Protimeter Speedy Calcium Carbide Moisture Meter
Weather conditions	Rain 13 degrees

### Methodology:

During our inspection, we took instrumental readings using an electronic moisture meter from the walls using surface probes and in search mode, a non-invasive mode that sends radio signals into the wall. These signals can penetrate the wall between 10 – 20mm in-depth; this can provide information on the likely condition of the wall beneath the surface plaster.

Electronic moisture meters are calibrated to read the moisture level in timber; therefore, readings taken are not quantitative on masonry, thus, will not accurately measure the quantity of moisture within a material other than timber. Therefore, readings taken from timber materials, skirting boards, etc. are quantitative and more accurate and reliable in non-disruptive investigations. Electronic meters work by measuring conductivity between two isolated probes or disturbances caused to radio waves passing through a material.

An electronic moisture meter in search mode - is a relative mode meaning it is not a quantitative moisture reading. Search mode on the Extech Moisture Meter is on a scale that varies between 0 - 99.

Where we found high moisture levels with the electronic moisture meter, these readings were noted, and the area was marked.

The highlighted areas were then tested by extracting masonry samples from the wall. We processed these samples using a Protimeter Speedy Calcium Carbide Moisture Meter.

A calcium carbide meter is a sealed vessel used to mix measured masonry samples with calcium carbide. Calcium carbide will react with moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportional to the amount of moisture present in the material. By measuring the amount of gas, we can derive the total Moisture Content (MC) of the material tested. The flask has a calibrated gauge used to measure the pressure excreted in the cylinder by the accumulation of acetylene gas which is read as moisture content.

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Digital photographs were taken throughout the inspection process, and a selection is included in this report. The complete photographic record with full-size images at their original resolution can be requested and issued digitally

**Covered or inaccessible parts of the building could not be physically inspected.**



## 4.0 Internal Dampness Survey

### 4.1 Instructions & Purpose

This report was commissioned following the Home Report prepared by Onesurvey, which highlighted potential dampness in the lounge and sitting room using electronic moisture meter readings.

The purpose of this investigation was to conduct a targeted, analysis of the moisture content within the plaster substrate in the areas of concern. The objective was to determine the true, absolute moisture content to either confirm or refute the initial findings and provide a definitive diagnosis.

### 4.2 Executive Summary

A detailed investigation was carried out at the above property. Moisture readings were taken using a scientific, quantitative method (Calcium Carbide Speedy Meter) from plaster samples extracted from the areas flagged in the Onesurvey report.

Our key findings are as follows:

The absolute moisture content readings in the lounge were 0.00% and 0.1%.

The absolute moisture content reading in the sitting room was 0.1%.

All recorded moisture levels are exceptionally low and fall well within the acceptable range for a dry building fabric.

Conclusion: There is no active or significant dampness present within the wall plaster of the surveyed areas at 14 Oakley Drive. The elevated readings previously recorded are conclusively attributed to the presence of conductive materials within the thick vinyl wall coverings, which caused a false positive reading on a non-invasive electronic moisture meter.

No remedial damp-proofing work is required.

### 4.3 Introduction & Background

The Home Report by Onesurvey indicated elevated moisture readings on the walls of the lounge and sitting room. These readings were obtained using a handheld, non-invasive electronic moisture meter.

It is a recognised limitation within the surveying industry that this type of meter measures electrical conductance between two pins and cannot differentiate between moisture and other conductive substances. Common interferences include metallic paints, salts (from previous dampness or plaster composition), and notably, wallpapers containing metallic flakes or foil backing.

Given the potential for misdiagnosis, which can lead to unnecessary and costly remedial work, this investigation utilised a definitive method to ascertain the true moisture condition of the walls.



## 4.4 Investigation Methodology

To provide an accurate assessment, the following methodology was employed:

**Visual Inspection:** A visual examination of the listed rooms was conducted. No visual signs of active dampness, such as tide marks, salt crystallisation, or plaster degradation, were observed. The wall coverings were identified as thick vinyl wallpaper with a metallic element.

**Invasive Sampling:** Small, discreet samples of the underlying plaster were carefully extracted from the exact locations where the previous high readings were recorded:

**Lounge:** To the immediate left and right of the fireplace.

**Sitting Room:** To the right-hand side of the press (cupboard).

**Quantitative Moisture Analysis:** The plaster samples were immediately tested using a Calcium Carbide Speedy Moisture Meter. This is a scientifically proven method that measures moisture content by creating a chemical reaction within a sealed pressure vessel. The result is a precise, quantitative percentage of moisture by mass (% MC), which is considered the most accurate method for determining moisture content in building materials.

## 5.5 Detailed Findings

The results from the laboratory-grade Speedy Moisture Meter are presented in the table below.

Location	Sample Position	Moisture Content (% MC)	Interpretation
Lounge	Left of Fireplace	0.02%	Dry
Lounge	Right of Fireplace	0.1%	Dry
Sitting Room	Right of Press	0.1%	Dry

**Industry Standard Note:** Moisture content readings below 5% are generally considered dry for plastered walls. In older properties, a reading of up to 2-3% can often be considered acceptable and is typically due to residual background moisture. The readings obtained (0.0% - 0.1%) are significantly below any threshold of concern.



Sample 1 Location



Sample 2 Location



Sample 3 Location



Sample 1 Reading



Sample 2 Reading



Sample 3 Reading

## 5.0 Findings

### Analysis & Discussion

The findings from this investigation provide a clear and unambiguous conclusion.

**Dry Substrate:** The plaster substrate is dry. The minute moisture readings of 0.1% represent background humidity and are not indicative of a damp problem.

The elevated readings from the initial electronic moisture meter are a direct result of the conductive properties of the thick vinyl wallpaper with metallic content. The meter's signal passed through this conductive layer, producing a high "dampness" percentage that reflected the wallpaper's composition, not the moisture content of the wall behind it.

## 6.0 Conclusion

Based on the definitive quantitative testing carried out, we conclude that there is no active or problematic dampness within the walls of the lounge and sitting room at 14 Oakley Drive.

The property does not require any chemical damp-proof courses, waterproof renders, or other invasive damp-proofing treatments related to the areas investigated. The initial readings were a false positive caused by interference from the decorative wall coverings.

## 7.0 Recommendations

**No Action Required:** No damp-proofing remedial work is necessary.

**General Maintenance:** As with any property, ensure external maintenance is kept up to date (e.g., clear gutters, check external paving levels, ensure air bricks are clear) to protect the fabric of the building from future potential issues.



## 6.0 What to do next

Hisurv has summarised the works which we recommend be addressed in the next 12 months in Section 6.0. Appendix C: Common Defects & Suggested Repairs provides general advice on traditional repair requirements.

The first step is to decide what works you wish to do. As part of your survey we offer a free **post-inspection meeting** to discuss your building and what to do next. Please contact us if you would like to arrange this.

In all situations it is advised that a schedule (or list) of works is prepared. Dependant on the type of work, you may wish to prepare a list yourself and then approach contractors directly. For larger, more complex or multiple repairs, it is worth considering engaging an Architect or Chartered Surveyor who can write the schedule of work and specification for you, then obtain quotations and inspect the works on site.

Anyone working on traditional buildings should have relevant experience. Knowledge of traditional methods and materials is invaluable in ensuring that repairs have a long life – and that so too does the fabric of your property.

If you live in a multiple occupancy building with shared repair obligations then the Scottish Government provides advice about management and maintenance of common property such as the guide Common Repair, Common Sense:

<http://www.gov.scot/Topics/Justice/law/17975/CommonRepairCommonSense>

Under One Roof website provides impartial advice on repairs, maintenance and legal matters for flat owners in Scotland:

<http://www.underoneroof.scot/>

### 6.1 Contractors and what to look for

Hisurv do not hold a list of recommended contractors. Establishing and maintaining a list is difficult and involves setting criteria and monitoring the quality of work. New companies appear and good employees move between companies, making it difficult to guarantee a list is current, valid and fair.

Hisurv understand that choosing a contractor will take time and effort.

Appointed contractors should be able to provide evidence of relevant qualifications and experience of working on traditional buildings using appropriate materials and methods.

Firstly, try to understand your building and the work required. This report and discussion with your Hisurv Surveyor will assist you in that. Historic Environment Scotland produces a series of Inform Guides that contain easily understood information on many aspects of traditional buildings and materials. You can download all of them free online:

<https://www.engineshed.org/publications/> [select refine search: Inform Guides]

Familiarity with these guides should provide enough information to be able to ask a contractor the right questions. Good contractors will be able to provide the right answers.

Secondly, find out about the contractor's relevant experience. Ask to see previously completed work and references from clients. You could contact references directly or see the work first hand. Check with the contractor that the same workforce will be used on your project.





Most bona fide contractors have undertaken further education training or an equivalent apprenticeship. Certainly today, younger practitioners will complete a SVQ (Scottish Vocational Qualification) or HNC (Higher National Certificate).

In addition, many contractors will be a member of a trade association, federation or similar body. This can provide peace of mind. To gain and maintain membership the contractor may have to satisfy and maintain certain criteria set by the organisation such as evidence of competency and qualifications. Be aware that some logos mean only that the contractor has paid a membership fee. However, some trade bodies do offer consumers assistance. If in doubt contact the trade organisation and ask.

## 6.2 Getting a price for the work

Obtaining an accurate price for the work will depend on the detail of the list of works you provide to the contractor. Remember, there are differences between an estimate and a quote. An estimate is an approximation of how much the work is expected to cost, it may be different to the amount on the final bill. A quote should provide detailed information on what work will be completed and a breakdown of the costs involved. Quotes may include estimated costs for areas of works that are unknown, but these parts should be clearly specified.

You may need to follow a more formal tender process for larger projects, or get three comparable quotes to apply for funding for example. If you need, or wish to obtain more than one quote, comparisons between different contractors' quotes can only be fair if they are quoting for the same work, and that work is clearly defined.

Be careful, the lowest initial price may end up being far more costly where not all the work is described or quantified.

Appendix B provides examples of a request for a quote, a badly written and well written quote to assist you in this process.

## 6.3 Guarantees for the work

Contractors registered with trade associations or similar bodies may also benefit from other services such as mediation and insurance backed guarantees.

If you are unhappy with the quality of work carried out on your property you should in the first instance ask the contractor to attend to the issue. If you are unsatisfied with the contractor's response or their work still fails to meet your expectations you may be able to approach the trade association for advice and assistance in resolving your complaint.

Many contractors claim to guarantee their work but unless underwritten by an insurance provider such guarantees are only useful as long as the contractor remains in business. An insurance backed guarantee (IBG) means the work will be covered against defects for the agreed term even if the contractor is unable (or unwilling) to attend.

Examples of some relevant trade associations offering IBG guarantees include:

- National Federation of Roofing Contractors (NFRC) <https://www.nfrc.co.uk/>
- Confederation of Roofing Contractors (CORC) <http://corc.co.uk/>
- Lead Contractors Association (LCA) <https://leadcontractors.co.uk/>

You may need to ask the contractor to include the IBG in the contract as they are often optional and subject to payment of a policy premium. Some are also dependent on the finished work being independently vetted





by an inspector. You should always insist on a copy of the supporting policy documents as the IBG is usually transferable. For example if you sell your property.

Note that insurance backed guarantees and warranties may also be available to contractors who are not registered with a trade association and it is always worthwhile asking about this.

#### 6.4 Further advice

Further information on traditional buildings can be provided by the Hisurv team, your local Planning Authority and Historic Environment Scotland in particular their National Conservation Centre in Stirling – The Engine Shed <https://www.engineshed.org/>



## 7.0 Working safely and what you need to know

Whatever the size of your project, the decisions you make have an impact on the health, safety and welfare of workers and others affected by the work. Virtually everyone involved in a construction project has legal duties under Construction (Design and Management) Regulations 2015 (CDM 2015). CDM places the responsibility for managing health & safety of a construction project on three main duty holders –

- The Client
- The Principal Designer
- The Principal Contractor

CDM 2015 recognises two types of Client: **domestic clients** and **commercial clients**.

The following information issued by the **Health & Safety Executive** will help you understand your responsibilities.

### 7.1 Who is a domestic client?

Domestic clients have construction work carried out for them but not in connection with any business – usually work done on their own home or the home of a family member.

CDM 2015 does not require domestic clients to carry out client duties as these normally pass to other duty holders.

#### **Main duties – What you need to do**

In scope of CDM 2015, the client duties are normally transferred to:

- the contractor for single contractor projects
- the principal contractor for projects with more than one contractor

However, the domestic Client can instead choose to have a written agreement with the principal designer to carry out the client duties.

*[Health & Safety Executive: <http://www.hse.gov.uk/construction/cdm/2015/summary.htm>]*

Note that CDM 2015 applies if the work is carried out by someone else on the domestic Client's behalf. If the householder carries out the work themselves, it is classed as DIY and CDM 2015 does not apply.

Local authorities, housing associations, charities, landlords and other businesses may own domestic properties but they are not a domestic client for the purposes of CDM 2015. See section 8.2.

Guidance on what a domestic client needs to do to carry out their duties under CDM 2015 is available on the following websites:

- Health & Safety Executive: <http://www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm>
- Construction Industry Training Board: <http://www.citb.co.uk/documents/cdm%20regs/2015/cdm-2015-clients-interactive.pdf> (Section 6 and Annex D)

The flowchart in Appendix A shows the transfer of client duties from a domestic client to other duty holders.



## 7.2 Who is a commercial client?

Commercial clients have construction work carried out as part of their business. This could be an individual, partnership or company and includes property developers and companies managing domestic properties.

Note that commercial clients include local authorities, housing associations or other landlords who own domestic properties.

### **Main duties – What you need to do**

Make suitable arrangements for managing a project, including making sure:

- other duty holders are appointed as appropriate
- sufficient time and resources are allocated

Make sure:

- relevant information is prepared and provided to other duty holders
- the principal designer and principal contractor carry out their duties
- welfare facilities are provided

*[Health & Safety Executive: <http://www.hse.gov.uk/construction/cdm/2015/summary.htm>]*

Guidance on what a commercial client needs to do to under CDM 2015 is available on the following website:

- Health & Safety Executive: <http://www.hse.gov.uk/construction/cdm/2015/commercial-clients.htm>

### 7.3 The construction phase plan

Under the Construction (Design and Management) Regulations 2015 (CDM 2015) a construction phase plan is required for every construction project. Small scale routine works are not exempted. For example:

'Construction work' includes (but is not limited to) –

*(a) the construction, alteration, conversion, fitting out, commissioning, renovation, repair, upkeep, redecoration or other maintenance (including cleaning which involves the use of water or an abrasive at high pressure, or the use of corrosive or toxic substances), de-commissioning, demolition or dismantling of a structure;*

*The Construction (Design and Management) Regulations 2015*

*(<http://www.legislation.gov.uk/uksi/2015/51/regulation/2/made>)*

The construction phase plan should be prepared by the Contractor, or Principle Contractor if more than one contractor is working on the project, and does not need to be complicated.

The plan should be:

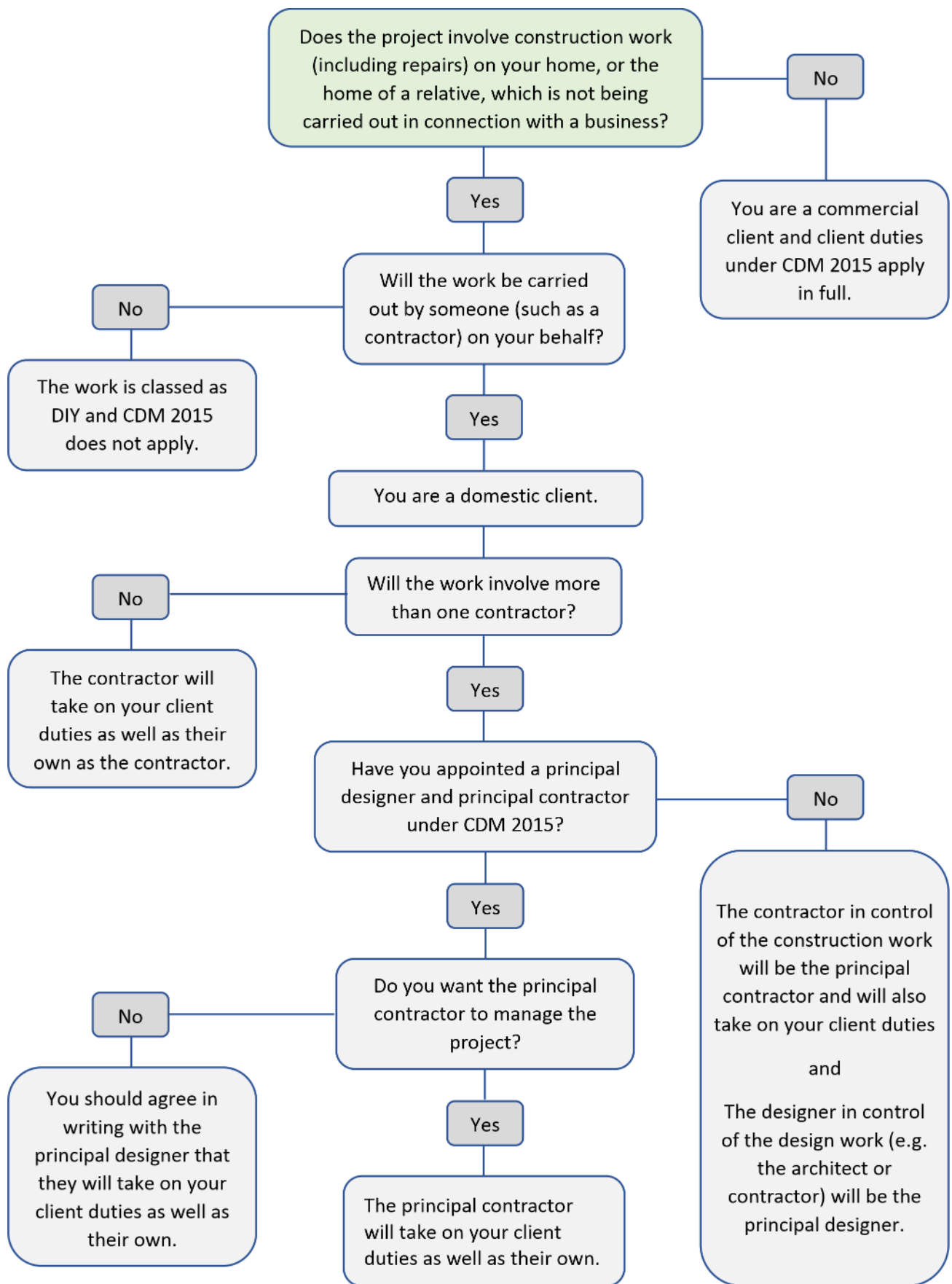
- proportionate to the size and nature of the work, and the risks involved
- workable and realistic
- sufficiently developed to allow work to start on site
- regularly reviewed and added to as new trades start

As the Client you may want to ask if the construction phase plan has been produced.

The Health & safety Executive has produced guidance and a useful construction phase plan template for contractors undertaking small scale projects - <http://www.hse.gov.uk/pubns/cis80.pdf>



## Appendix A: domestic clients and CDM



Based on CITB: CDM Industry guidance for Clients 2015

## Appendix B: communicating with contractors

### Example of how to request a quote

A quote is a fixed price offer. An estimate is an approximate price but isn't binding. An estimate may be submitted if the extent of work cannot be determined until on site.

Ask for details and a specification of materials to be used as this may be important if your building is listed or in a conservation area.

It may be useful to see examples of similar works the company has undertaken. Ask about a guarantee. Some companies can offer insurance backed guarantees (IBGs)

Appropriate insurance, a Health & Safety policy, risk assessments and a Construction Phase Plan are all legal requirements.

Decide what repairs you want carried out and where possible list each item separately.

Request separate costs for each item with a sum total. If variations or extra work are required after work starts the revised costs will be easier to understand.

Try to break the work down into logical items such as building elements, elevations, roofs or areas.

Always list scaffolding separately so you know what the actual repair works cost.

Be aware that the sum total may depend on all the described works being carried out. You may not be able to 'cherry pick'.

**Mr & Mrs Homeowner**  
10 Main Street  
Yourtown  
YT98 7CD

Doright Roofing  
1 High Street  
Clearview  
CL10 3AB

10 May 2017

Dear Sirs

I would be grateful to receive your quote for repairs to the north facing roof at my property. I have listed the required works in a table below.

Please price each item individually and allow for submitting a specification of all materials allowed for in your price.

Please also provide examples of previous works undertaken by your company and details of your guarantee for works which would be carried out on my property.

If your quote is successful I will ask to see copies of your insurance, health & safety policy, risk assessments and construction phase plan.

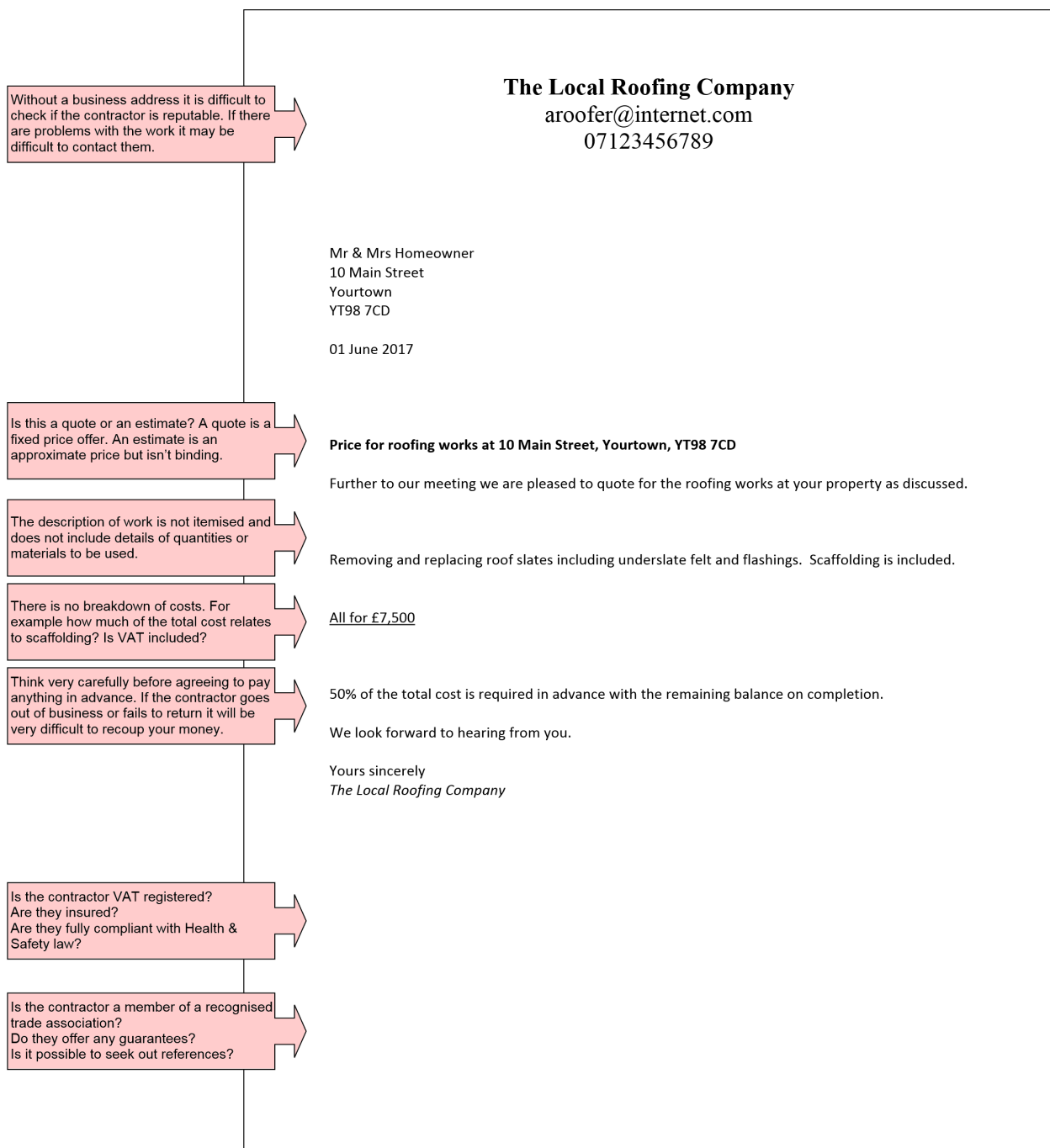
I look forward to hearing from you.

Yours faithfully  
A. Homeowner

**List of works required**

Item	Description of work	Cost (£)
1	Erect scaffolding to safely access the roof	£
2	Remove defective slates and re-slate the roof	£
3	Remove defective lead flashings and replace	£
4	Allow provisional sum or rates for unforeseen repairs	£
	SUM TOTAL	<u>£</u>

## Example of a poorly written quote



## Example of a well written quote

A business address and contact details are important for effective communication. A website is not vital but may provide additional background information.

A quote is a fixed price offer. An estimate is an approximate price but isn't binding. The period this quote is open for acceptance is clearly stated.

The description of work is itemised with a breakdown of costs. If variations or extra work are discussed the revised costs are easier to understand.


VAT is clearly defined. Costs are often quoted excluding VAT. Invoices must include total VAT and the rate of VAT charged per item.

Materials are specified and appropriate relevant codes of practice are stated. Quantities provide further clarification of what is being priced.

Appropriate insurance, a Health & Safety policy, risk assessments and a Construction Phase Plan are all legal requirements.

An Insurance Backed Guarantee (IBG) means the work will be covered against defects for the agreed term even if the contractor is unable (or unwilling) to attend.

VAT numbers can be checked for legitimacy. Trade associations may provide protection such as guarantees. Social media may provide customer references.



**DORIGHT ROOFING**

1 High Street, Clearview, CL10 3AB  
Telephone: 07894561230 Email: contact@doright.com  
Website: www.doright.com

Mr & Mrs Homeowner  
10 Main Street  
Yourtown  
YT98 7CD

01 June 2017

**Quote for roofing works at 10 Main Street, Yourtown, YT98 7CD**  
**Valid for 3 months from the date above**

Further to our meeting we are pleased to quote for the roofing works at your property as discussed. We have allowed for carrying out repairs to north facing roof pitch.

Item	Description of work	Cost ex VAT
1)	Erect access scaffolding to north elevation. Boarded top lift only. Top lift fitted with debris netting. Dismantle on agreed completion of works.	2,600.00
2)	Remove existing defective zinc ridges and lead valleys and flashings.	400.00
3)	Strip existing slates. Approximate area 50 sq/m.	1000.00
4)	Supply and fit new breathable underslating membrane.	300.00
5)	Supply and fit new slates to match the existing Scots slate.	2700.00
6)	Supply and fit new zinc ridges and lead valleys and flashings.	500.00
7)	Tidy site and remove all waste material and debris to registered waste carrier.	200.00
<b>Total excluding VAT (standard rate 20%)</b>		<b><u>£ 7,700.00</u></b>

All new lead work to comply with the Code of Practice for lead sheet roofing and cladding (BS6915) as illustrated and detailed in the Lead Sheet Manual issued by the Lead Sheet Training Academy. Replacement slates to be reclaimed Scots slate.

Copies of our public liability insurance, health & safety policy, risk assessments and construction phase plan are available on request. Examples of previous works carried out by our company are enclosed.

Completed work is protected by an insurance backed guarantee (IBG) arranged by the Roofing Federation and our quote includes the additional cost of this policy.

We look forward to hearing from you.

Yours sincerely  
*Doright Roofing*

VAT Registration No.  
012 3456 78

Member of the  
Roofing Federation





## Appendix C: common defects and suggested repairs

Defect	Suggested repairs
<b>VEGETATION</b>	
Moss (sometimes resulting in loose moss balls blocking gutters)	Remove moss using stiff bristle brushes and clear gutters. Avoid high-pressure water washing.
Lichens	Usually not damaging.
Green algae (level surfaces may become slippery)	Usually not damaging but may indicate problems elsewhere. Removal with stiff bristle brush or wooden scraper may be appropriate (e.g. where slippery surfaces present a hazard).
Plants	Remove plants including the entire root structure. If it is not practical to remove the root structure then treat with appropriate poison to prevent regrowth.
Ivy and other climbing plants	Preferably remove completely. Ivy may need to be poisoned and allowed to die back before removal to prevent regrowth and this can take up to 2 years. If ivy and other climbing plants are to be retained consider encouraging it to grow on a removable or hinged trellis to allow future inspection and maintenance of the masonry.
<b>ROOFS</b>	
Cracked, broken, dislodged and missing slates	Repair or replace to match the original. <i>As a general rule, if more than 20%-25% of the slates are cracked, broken, dislodged or missing, it is likely to be more practicable to strip and re-roof the building than replace only the affected slates. [Historic Environment Scotland – Inform: Repairing Scottish Roofs, 01/09/06]</i>
Corroded or perforated lead roof covering	Repair or replace to match the original. Avoid leaving temporary flashing tape repairs in place for longer than 12 months. <i>Ensure lead work complies with the Code of Practice for lead sheet roofing and cladding (BS6915) as illustrated and detailed in the Lead Sheet Manual issued by the Lead Sheet Training Academy.</i>
Worn, lifting, split or perforated reinforced bitumen membrane (e.g. mineral felt)	Repair or replace to match the original. In general, patch repairs are short term and worthwhile only if they are cheaper over several years than the cost of a new roof covering. <i>Ensure new work complies with Building Standards (Scotland) Regulations.</i>
Decay of timber sarking or tile battens	Replace decayed timber with pressure-preserved timber.
Broken, displaced or missing ridges	Repair or replace to match the original. Where the design is ornate the sections may have to be specially made. Stone, clay or concrete ridges should be re-bedded in mortar. Metal ridges should be nailed to ridge poles or sarking with nails appropriate for the type of metal to avoid bimetallic corrosion.
Corroded or perforated lead or zinc flashings and valleys	Repair or replace to match the original. Avoid leaving temporary flashing tape repairs in place for longer than 12 months. <i>Ensure lead work complies with the Code of Practice for lead sheet roofing and cladding (BS6915) as illustrated and detailed in the Lead Sheet Manual issued by the Lead Sheet Training Academy.</i>
Cracked and failing mortar fillets (skews) at the abutments	Remove defective mortar fillet and replace with strong hydraulic lime mortar or an appropriate hydraulic lime based mortar. Applying new mortar over the old defective mortar is not recommended.
Overflowing outlets to valley and parapet gutters	Remove blockages and clean out gutters and outlets. Where inadequate capacity of an outlet is the problem, the outlet should be redesigned and rebuilt to improve flow.

Defect	Suggested repairs
Traditional cast iron roof light frames rusting and debris in drainage channels	Remove leaves and other debris to ensure water is channelled correctly. Remove rust using appropriate tools such as wire brushes and finish with an exterior paint. <i>It may be necessary to temporarily lift slates to access the frame.</i>
Traditional cast iron roof lights and timber cupolas leaking at glazing	Replace cracked and loose glazing putty. For cupolas, repair or replace timber components affected by decay using traditional materials and techniques before replacing putty. Finish timber components with an exterior paint. <i>Avoid leaving temporary flashing tape repairs in place for longer than 12 months.</i>
<b>GUTTERS AND DOWNPIPES</b>	
Leaking at joints or through cracks and perforations	Check for blockages. Leaking joints may simply need re-caulking. Replace cracked and perforated gutters and downpipes to match the original (usually cast iron). Ensure cast iron components are prepared, primed and painted. Gutters should be painted internally as well as externally.
Inadequate flow to the gutter outlets due to sagging or inadequate falls	Re-set gutters to ensure adequate fall. Replace defective roof straps or brackets to match the original.
Build-up of sludge, debris and vegetation causing blockages	Remove sludge, debris and vegetation that may interfere with the flow to the outlet. Clear gutters at regular intervals to prevent blockages.
Paint failure and rust on exposed surfaces	Remove rust, prepare and paint with a high quality exterior paint. Gutters should also be painted internally.
<b>SOIL &amp; WASTE WATER PIPES</b>	
Leaking at joints or through cracks and perforations	Check for blockages. Leaking joints may simply need re-caulking. Replace cracked and perforated pipes to match the original (usually cast iron).
No terminals or bird guards	Fit suitable terminals or mesh bird guards to prevent nesting.
<b>CHIMNEYS</b>	
Cracks in masonry	Rake out cracks larger than 2mm and point with lime mortar. If cracked masonry is found to be structurally unsound then repair or replace with stone sourced and dressed to match the existing. Ongoing structural movement or recent cracks should be investigated by a structural engineer and or competent stonemason.
Cracks in render or harl (less than 2mm wide)	Cracks of narrow width can be left but wider cracks, or recent cracks should be investigated by a structural engineer. If replacement is necessary use an appropriate lime render or harl.
Out of alignment such as leaning	May be a significant structural problem. Seek advice from a structural engineer and or competent stonemason.
Cracked or failed chimney pot haunching	Remove defective haunching completely. Remove and reset pots if necessary. Reinstall the haunching with strong hydraulic lime mortar or an appropriate hydraulic lime based mortar. Applying new mortar over older defective haunching is not recommended.
Missing pots or pots over redundant flues not fitted with a suitable terminal	Reinstall missing pots. Pots over redundant flues or flues servicing modern appliances should be fitted with suitable clay flue vents or metal cowls to prevent water penetration and nesting birds while allowing ventilation. <i>Note that redundant flues should be ventilated at the top and bottom to reduce the possibility of moist air causing damp.</i>
Redundant T.V. aerials and satellite dishes	Remove any redundant T.V. aerials and satellite dishes. Fixing methods to chimneys will damage the surface, surface coatings and underlying masonry particularly in windy conditions, more so if the equipment and fixing becomes loose.

Defect	Suggested repairs
<b>WALLS</b>	
Spalling and friable stone	Remove areas of spalling and friable stone using stiff bristle brushes or non-marking tools such as wooden spatulas.
Stone decay impacting other building elements or resulting in structural issues	Cut out areas of defective stone and indent/replace with stone sourced and dressed to match the original. <i>Repair of stone using coloured cement based mortar (plastic repair) is not recommended. Lime mortar repairs may be appropriate but the work is specialised.</i>
Open joints resulting from missing or crumbling pointing	Rake out any defective pointing and repoint open joints with appropriate lime mortar. <i>Do not use cement based mortars unless it is necessary to match the original (e.g. late 19th century granite walls).</i>
Fine gaps at stone/mortar interface	No action required if stable. If pointing begins to crumble or become loose then rake out and repoint as described above.
Surface soiling due to age and weathering.	Cleaning of sandstone is not recommended as it can damage the stone.
Cracks in masonry	Rake out cracks larger than 2mm and point with lime mortar. If cracked masonry is found to be structurally unsound then repair or replace with stone sourced and dressed to match the existing. Ongoing structural movement or recent cracks should be investigated by a structural engineer and or competent stonemason.
Distortion and displacement of masonry	Appoint a structural engineer and or competent stonemason to investigate causes of movement and to develop a repair strategy.
Loose/dislodged cope stones	Lift and re-bed cope stones as necessary to correct the alignment ensuring that joints are thoroughly packed and pointed with appropriate lime mortar. Consider introducing phosphor bronze or stainless steel fixings and cramps to reduce the possibility of movement.
Salt efflorescence	Gently brush off surface salts with bristle brush and rinse down masonry with clean water at regular intervals to flush out salts. Where the problem is ground water, install suitable drainage at the base of the wall. Consider removing inappropriate cement based mortars which can cause moisture to be trapped within the wall and replacing with appropriate lime mortar.
Sub-floor vents cracked, broken or covered over	Remove soil or paving to at least 150mm below the level of floor vents. Unblock or uncover closed vents if necessary to ensure adequate air flow. Replace broken vents to keep out vermin.
Timber decay in facings and barge boards	Repair or replace timber components affected by decay using traditional materials and techniques. Prepare and finish with exterior paint.
Defective paintwork due to age and weathering to facings and barge boards	Remove loose paint layers back to a sound base, prepare and repaint with an exterior paint.
<b>HARL/RENDER</b>	
Cracks (less than 2mm wide)	Cracks of narrow width can be left but wider cracks, or recent cracks should be investigated by a structural engineer and or competent stonemason.
Detachment (bossed)	Remove failed surface coatings and repair or replace using an appropriate mortar. <i>Note that impermeable cement surface coatings may encourage water retention within masonry walls. If replacement is necessary consider using an appropriate lime mortar.</i>
Flaking/powdering due to age weathering	Repair as above and consider application of limewash.
<b>WINDOWS &amp; DOORS</b>	

Defect	Suggested repairs
Visible gaps in frames or sashes	Repair casement frames and sashes as necessary. Check and free snagged weights which may be causing the frame to twist.
Timber decay	Repair or replace timber components affected by decay using traditional materials and techniques. Sashes may have to be removed to carry out repairs. Prepare and finish with exterior paint.
Missing or defective mastic or other sealant between wall and window	Cut out defective mastic. Pack the gap between the frame and masonry wall using a suitable material and point over the packing with an appropriate lime mortar. Finish with a fillet of burnt sand and boiled linseed oil mastic to waterproof the joint.
Cracked and loose glazing putty	Remove defective glazing putty and replace as necessary.
Missing or defective sill bedding mortar	Rake out bedding mortar and replace with an appropriate lime mortar thoroughly packing it to the full depth of the sill. Form a recessed drip below the edge of the frame.
Missing or defective components (furniture)	Replace missing components with matching items. May be available from an architectural salvage yard.
Defective paintwork due to age and weathering.	Remove loose paint layers back to a sound base, prepare and repaint using a high quality exterior paint.
<b>LOFT SPACES</b>	
Water staining and or salt efflorescence	Check for recent water ingress and attend to defective roof components if necessary. Gently brush off surface salts with a bristle brush. Monitor for signs of future water ingress.
Decay of structural timbers or sarking	Repair or replace timber components affected by decay using traditional materials and techniques. Appoint a structural engineer to comment on timber decay in structural roof components and to develop a repair strategy.
<b>IRONWORK</b>	
Failing, rusting, unprotected iron work e.g. ornamentation, railings, bratticing, finials, lanterns, etc.	Remove loose and failing paint, grease and rust by industry recommended method (wire brush, chemical and flame). Ensure iron work is fully secured by industry recommended fixing methods (soldering, brazing, welding, mechanical, lead, mortars and adhesives). Prepare surface and coat with industry recommended layers (coatings, primers and top coats).
<b>RUSTING WALL FIXINGS</b>	
Rust expansion of ferrous metal fixings can cause stone displacement and failure	Carefully remove rusting fixings. If removal is difficult it may be necessary to neatly core drill around the fixing. Repair resulting holes with an appropriate lime mortar. <i>Consider removing all redundant ferrous metal fixings to prevent future problems occurring.</i>
<b>INTERNAL</b>	
Damp patches or condensation	Check for and attend to any sources of water ingress. Condensation problems may be improved by increasing or introducing ventilation. Where fireplaces have been covered it may be necessary to install an air vent in addition to a flue vent or cowl at the chimney pot.
Cracked or bossed original plaster	Check for and attend to any sources of water ingress. Wide or recent cracks should be investigated by a structural engineer.
<b>BOUNDARY WALLS</b>	
Distortion and displacement of masonry	Appoint a competent stonemason to investigate causes of movement and to develop a repair strategy. Check that nearby trees are not the cause. Structural movement in retaining walls may be due to soil pressure especially if the soil becomes saturated. It may be helpful to introduce soil pressure relief mechanisms such as weep holes, additional drainage and inner walls of brick or concrete. If the problem is severe you may need to appoint a structural engineer to develop a repair strategy.

Defect	Suggested repairs
Spalling and friable stone	Remove areas of spalling and friable stone using stiff bristle brushes or non-marking tools such as wooden spatulas.
Stone decay impacting other building elements or resulting in structural issues	<p>Cut out areas of defective stone and indent/replace with stone sourced and dressed to match the original. <i>Repair of stone using coloured cement based mortar (plastic repair) is not recommended. Lime mortar repairs may be appropriate but the work is specialised.</i></p> <p>Decay resulting from the previous use of inappropriate cement mortars for repointing may require removal of the cement mortar and replacement with an appropriate lime mortar.</p>
Open joints resulting from missing or crumbling pointing	Rake out any defective pointing and repoint open joints with appropriate lime mortar. <i>Do not use cement based mortars unless it is necessary to match the original (e.g. late 19th century granite walls).</i>