

YOUR ONESURVEY HOME REPORT

ADDRESS

Flat 1
12 Clairmont Gardens
Glasgow
G3 7LW

PREPARED FOR

Gordon & Krissa Stevenson

INSPECTION CARRIED OUT BY:



ALLIED
SURVEYORS
SCOTLAND

SELLING AGENT:

Corum - West End

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HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow North - Allied Surveyors Scotland Ltd	13/03/2026
Mortgage Certificate	Final	Glasgow North - Allied Surveyors Scotland Ltd	16/10/2025
Property Questionnaire	Final	Gordon & Krissa Stevenson	13/03/2026
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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 (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

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

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	GG/1287
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Customer	Gordon & Krissa Stevenson
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Selling address	Flat 1 12 Clairmont Gardens Glasgow G3 7LW
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Date of Inspection	13/03/2026
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Prepared by	Greg Scrimgeour, Bsc (Hons) MRICS Glasgow North - 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.¹

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



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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subject property is a garden flat situated within a three storey plus attic over basement former Townhouse, now converted to contain four separate flatted units. The property is grade B listed.
Accommodation	The accommodation comprises: Lower ground floor: entrance hall, living room, master bedroom with en-suite shower room, bedroom two, kitchen and bathroom.
Gross internal floor area (m2)	106m2 or thereby.
Neighbourhood and location	The property is situated within the Park district of Glasgow, a popular and mainly residential area forming part of the city's west end. The immediately surrounding area has been developed with properties of a similar age and character, and all usual residential amenities and transport links are available nearby. The property is situated within the Park Conservation Area.
Age	The property is believed to date from around 1860, although was understood to be converted circa 1997 by Park Area Developments.
Weather	Dry.
Chimney stacks	Chimney stacks were noted to be a mixture of stone pointed externally and masonry finished with smooth render finishes. Visually inspected with the aid of binoculars where required.

Roofing including roof space	The roof is principally pitched and covered in slates. The block benefits from flat sections of roof to the front and rear which appeared to be covered in both lead and felt finishes. No inspection was possible of the roof void due no access hatch being located within the communal stairwell. Our inspection of the roof covering was limited from ground level and from a distance. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. 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.
Rainwater fittings	The rainwater fittings are a combination of cast iron and parapet guttering, this is assumed to be lined in lead or similar material. From our ground level inspection, no sight was possible of the lining to the parapet gutters. Visually inspected with the aid of binoculars where required.
Main walls	The main walls are of solid sandstone construction pointed externally. To the rear of the block there is a two storey extension which was noted to be of solid brick and render construction. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are of a timber single glazed sash and casement design. The entrance door is of a timber design. The external doors appear to be of a composite design incorporating glazed finishes. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.
External decorations	Mainly painted. Visually inspected.
Conservatories / porches	Not applicable.

Communal areas	The block benefits from a communal stairwell providing access to all floors. A security door entry system was noted at the date of our inspection. Natural light is obtained to the stairwell from a large glazed cupola at the top floor level. Circulation areas visually inspected.
Garages and permanent outbuildings	The subject property benefits from a range of outbuildings. Visually inspected.
Outside areas and boundaries	Communal garden grounds are located to the rear of the block. We understand residents parking is available on an un-allocated basis. This should be confirmed with reference to the Title Deeds. An exclusive garden terrace is located to the front elevation accessed via the kitchen. Retaining walls were noted on site. Higher maintenance costs should be anticipated. Access to the communal garden is via a shared access lane. Any rights/responsibilities should be confirmed prior to purchase. Visually inspected.
Ceilings	The ceilings are mainly of a lath and plaster design incorporating plasterboard finishes. Visually inspected from floor level.
Internal walls	Internal walls are mainly of lath and plaster/plaster on hard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	The floor is mainly of suspended timber construction. Fixed and fitted floor coverings were laid at the date of our inspection. No access was gained to the sub floor. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	Internal joinery is of a timber design. Kitchen fittings comprise a range of wall mounted units. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces	An electric fire is located in the lounge. This was not tested at the date of our inspection. It is understood that the original chimneys have been sealed and assumed adequately vented. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Mainly painted with areas of wall tiling. Visually inspected.
Cellars	Not applicable.
Electricity	Mains supply. The consumer unit is located within the bedroom cupboard. Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Gas	Mains supply. Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Water, plumbing and bathroom fittings	Mains supply. The bathroom benefits from a bath with shower over, wash hand basin and WC. The en-suite shower room benefits from a shower cubicle, wash hand basin and WC. Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. 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.

Heating and hot water	The property benefits from a gas fired combi boiler which is wall mounted within the en-suite shower room. We understand this provides domestic hot water on demand and serves steel panelled radiators. We understand the boiler was installed circa 2019 and benefits from a valid service history, Any documentation relating to this should be obtained where available. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.
Drainage	Assumed to be connected to the mains sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	The property benefits from a range of smoke detectors. Visually inspected. No test whatsoever were carried out to any systems or appliances. 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. 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. 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.

Any additional limits to inspection	At the date of our inspection the property was occupied and furnished in places which restricted the inspection. Fixed and fitted floor coverings were laid at the date of our inspection which restricted the inspection. No access was gained to the sub floor. No access was gained to the roof void. A limited inspection was gained to the external finishes from ground level due to the height restrictions, Not all windows were tested. An external inspection was carried out from ground level within the boundaries of the property and from adjoining highways. Areas of the property that were covered, unexposed or inaccessible have not been inspected. It cannot be confirmed that such areas are free from infestation, decay or other defects. It should be appreciated that further defects can arise after the date of our inspection. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive. 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.
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Sectional Diagram showing elements of a typical house



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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the 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:	On the date of inspection, this movement appeared to be of a longstanding nature with no obvious evidence of recent or continuing deterioration, although on the basis of a single inspection, no assurances can be given as to the future.

Dampness, rot and infestation	
Repair category:	2
Notes:	An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present. Localised low level damp readings were noted adjacent to the rear entrance door. The owner has provided a timber and damp report. This has been attached as an additional document. Our valuation assumes extensive repairs are not required.

Chimney stacks	
Repair category:	2
Notes:	Chimney stacks were noted to be in a reasonable condition commensurate with age and type. Localised weathering and open pointing were noted at the date of our inspection. Ongoing maintenance and repairs should 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.

Roofing including roof space

Repair category:	2
Notes:	The property is covered with its original slated roof, nearing the end of its performance life, and a number of slates were noted to be chipped and slipped. It should be appreciated that a property of this age and type the roof structure and covering will require regular, ongoing maintenance and eventual renewal. We understand roofing repairs are scheduled. Any documentation relating to this should be obtained prior to purchase.

Rainwater fittings

Repair category:	2
Notes:	The inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. Localised corrosion was noted to the rainwater fittings. Parapet / wallhead gutters of this design are notorious for problems as any leakage tends to be directed back into the fabric of the building. This can, in due course, lead to timber decay. Due to the position of same, no inspection was possible from ground level.

Main walls

Repair category:	2
Notes:	The main walls are in reasonable condition allowing for age and type. Localised defects were noted including spalled and weathered stonework. Ongoing maintenance and repairs should be anticipated. There is a prop to the rear elevation, under a section of the mews house. The valuation assumes that the townhouse has no liability in regard to the mews house.

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

Windows, external doors and joinery

Repair category:	1
Notes:	No obvious significant defects noted to window or doors, although windows are not modern and the life expectancy of same should be fully appreciated.

External decorations

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

Conservatories / porches

Repair category:	
Notes:	Not applicable.

Communal areas

Repair category:	1
Notes:	No obvious significant defects were noted to communal areas.

Garages and permanent outbuildings

Repair category:	1
Notes:	The outbuildings were noted to be in a reasonable condition commensurate with age and intended purpose. The owners have advised that the outbuildings have tanked and are currently utilised as a home office and storage room. High ground levels were noted at the date of inspection.

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

Outside areas and boundaries

Repair category:	1
Notes:	Outside areas and boundaries appear adequate for purpose. A tree is located within close proximity to the rear elevation. A small tree is located to the rear.

Ceilings

Repair category:	1
Notes:	No obvious significant defects were noted to ceiling surfaces.

Internal walls

Repair category:	2
Notes:	The internal walls were noted to be in a reasonable condition commensurate with age and type. Localised low level damp readings were noted adjacent to the rear entrance door. Please refer to the 'Dampness, rot and infestation' section of the report.

Floors including sub-floors

Repair category:	1
Notes:	No obvious significant defects were noted to flooring, within the limitations imposed by fully fitted floor coverings.

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.

Internal joinery and kitchen fittings

Repair category:	1
Notes:	The kitchen units appeared in an adequate condition for their age and purpose. The internal joinery is generally in keeping with the age and type of property and was found to be in a fair condition.

Chimney breasts and fireplaces

Repair category:	1
Notes:	An electric fire is located in the lounge. This was not tested at the date of our inspection.

Internal decorations

Repair category:	1
Notes:	Internal decorations are fresh throughout.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	1
Notes:	It is likely that only the most recently re-wired properties will have electrical installations which fully comply with current regulations. The installation in this property appears relatively modern but there is no evidence of a recent test. It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.

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

Gas	
Repair category:	1
Notes:	No obvious significant defects noted. All gas appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The property is connected to mains supplies of water. The sanitary fittings appeared generally satisfactory condition commensurate with its type and age. It is important to maintain a watertight finish around the various fittings and appliances to prevent water spillage causing damage to surrounding surfaces and concealed areas. It is not possible to comment on the condition of concealed areas.

Heating and hot water	
Repair category:	1
Notes:	A gas fired central heating system has been installed. This appears in functional condition. This will require ongoing and regular servicing. In absence of recent servicing documentation it is normal practice for central heating systems to be checked immediately upon taking occupation and at annual intervals thereafter. A Gas Safe heating engineer can provide further advice.

Drainage	
Repair category:	1
Notes:	No obvious significant defects were noted to the drainage system, within the limitations of the inspection.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The outright ownership details have not been checked by the surveyor, It is assumed that there are no unusually onerous provisions in the title documents.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

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

The subjects form part of a block of flats and it has been assumed that maintenance / repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors.

The management and service charge details have not been inspected and it is assumed it does not contain onerous provisions which would adversely affect valuation. We assume there is a mutual repairing and maintenance liability with the other owners in the block for all structural and roof repairs.

The property is situated in an area of past mining activity. The legal adviser should obtain a mining report from the coal authority and ensure that the requirements of the Coal Mining Subsidence Acts have been complied with.

The property is grade B listed, being of architectural and historical interest and is contained within the Park Conservation area.

The owner has advised that residents within Clairmont Gardens have rights of use to Clairmont pleasure gardens located across the road. Any rights/responsibilities should be confirmed prior to purchase.

The property has been formed by a conversion believed to have been completed circa 1997. The valuation assumes all necessary Local Authority consents and approvals were obtained at the time.

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.

Estimated re-instatement cost (£) for insurance purposes

510,000

The estimated reinstatement cost for insurance purposes is £510,000 (Five Hundred and Ten Thousand Pounds Sterling). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value. The re-building cost for insurance purposes is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy.

Valuation (£) and market comments	
450,000 Valuation in its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 13th March 2026 is £450,000 (Four Hundred and Fifty Thousand Pounds Sterling).	
Report author:	Greg Scrimgeour, Bsc (Hons) MRICS
Company name:	Glasgow North - Allied Surveyors Scotland Ltd
Address:	Herbert House 24 Herbert Street Glasgow G20 6NB
Signed:	Electronically Signed: 299749-510fb126-5d6a
Date of report:	13/03/2026

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report

Property:	Flat 1 12 Clairmont Gardens Glasgow G3 7LW	Client: Gordon & Krissa Stevenson Tenure: Ownership.
Date of Inspection:	13/03/2026	Reference: GG/1287/NM

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 situated within the Park district of Glasgow, a popular and mainly residential area forming part of the city's west end. The immediately surrounding area has been developed with properties of a similar age and character, and all usual residential amenities and transport links are available nearby.

The property is situated within the Park Conservation Area.

2.0	DESCRIPTION	2.1 Age:	The property is believed to date from around 1860, although was understood to be converted circa 1997 by Park Area Developments.
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The subject property is a garden flat situated within a three storey plus attic over basement former Townhouse, now converted to contain four separate flatted units. The property is grade B listed.

3.0 CONSTRUCTION

Main walls: sandstone.

Roof: pitched and slated.

4.0 ACCOMMODATION

The accommodation comprises:

Lower ground floor: entrance hall, living room, master bedroom with en-suite shower room, bedroom two, kitchen and bathroom.

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

Water:	Mains.	Electricity:	Mains.	Gas:	Mains.	Drainage:	Mains.
Central Heating:	Gas fired wet central heating system.						

6.0	OUTBUILDINGS				
Garage:		None.			
Others:		Two outbuildings currently utilised as a home office and storage facility.			
7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>				
The subject property was noted to be in a condition commensurate with age and type. Ongoing maintenance and repairs should be anticipated.					
This is a well presented property internally.					
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>				
None.					
8.1 Retention recommended:					
9.0	ROADS & FOOTPATHS				
Made up and adopted.					
10.0	BUILDINGS INSURANCE (£):	510,000	GROSS EXTERNAL FLOOR AREA	127	Square metres
	<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>				
11.0	GENERAL REMARKS				

The outright ownership details have not been checked by the surveyor, It is assumed that there are no unusually onerous provisions in the title documents.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

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

The subjects form part of a block of flats and it has been assumed that maintenance / repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors.

The management and service charge details have not been inspected and it is assumed it does not contain onerous provisions which would adversely affect valuation. We assume there is a mutual repairing and maintenance liability with the other owners in the block for all structural and roof repairs.

The property is situated in an area of past mining activity. The legal adviser should obtain a mining report from the coal authority and ensure that the requirements of the Coal Mining Subsidence Acts have been complied with.

The property is grade B listed, being of architectural and historical interest and is contained within the Park Conservation area.

The owner has advised that residents within Clairmont Gardens have rights of use to Clairmont pleasure gardens located across the road. Any rights/responsibilities should be confirmed prior to purchase.

The property has been formed by a conversion believed to have been completed circa 1997. The valuation assumes all necessary Local Authority consents and approvals were obtained at the time.

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.

12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
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12.1	Market Value in present condition (£):	450,000	FOUR HUNDRED AND FIFTY THOUSAND POUNDS STERLING
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12.2	Market Value on completion of essential works (£):	-	-
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12.3	Suitable security for normal mortgage purposes?	Yes	
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12.4	Date of Valuation:	15/10/2025	
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Signature:	Electronically Signed: 299749-510fb126-5d6a		
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Surveyor:	Greg Scrimgeour	Bsc (Hons) MRICS	Date:	16/10/2025
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Glasgow North - Allied Surveyors Scotland Ltd				
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Office:	Herbert House 24 Herbert Street Glasgow G20 6NB	Tel: 0141 337 1133 Fax: email: glasgow.north@alliedsurveyorsscotland.com
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P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Flat 1 12 Clairmont Gardens Glasgow G3 7LW
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Customer	Gordon & Krissa Stevenson
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Customer address	Flat 1 12 Clairmont Gardens Glasgow G3 7LW
-------------------------	---

Prepared by	Greg Scrimgeour, Bsc (Hons) MRICS Glasgow North - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 1 , 12 CLAIRMONT GARDENS, GLASGOW, G3 7LW

Dwelling type: Ground-floor flat
Date of assessment: 03 March 2026
Date of certificate: 13 March 2026
Total floor area: 106 m²
Primary Energy Indicator: 214 kWh/m²/year

Reference number: 3100-3572-0222-1003-1763
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

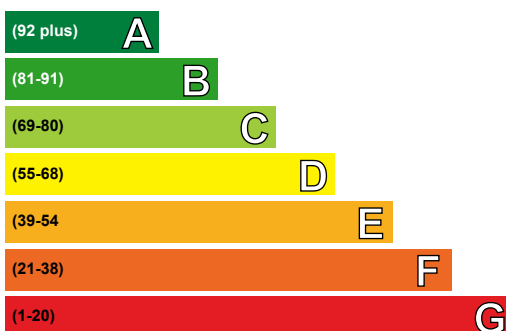
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,869	See your recommendations report for more information
Over 3 years you could save*	£1,563	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	75

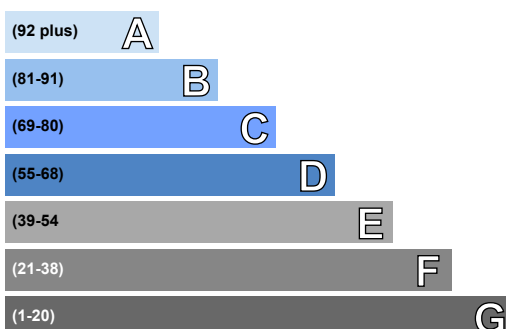
Energy Efficiency Rating

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

Your current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
64	79

Environmental Impact (CO₂) Rating

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

Your current rating is **band D (64)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£573.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£345.00
3 Draughtproofing	£150 - £250	£186.00

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

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

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

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) Solid brick, as built, partial insulation (assumed)	★★☆☆☆ ★★★★☆	★★☆☆☆ ★★★★☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	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, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 38 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 4.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,750 over 3 years	£2,181 over 3 years	
Hot water	£921 over 3 years	£924 over 3 years	
Lighting	£198 over 3 years	£201 over 3 years	
Totals	£4,869	£3,306	

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	£191		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£115		
3 Draughtproofing	£150 - £250	£62		
4 Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£154		

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.

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).

2 Floor insulation (suspended floor)

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

3 Draughtproofing

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

4 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

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)	14,855.76	N/A	N/A	N/A
Water heating (kWh per year)	2,256.62			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Greg Scrimgeour
Assessor membership number:	EES/018876
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Shawlands Glasgow G43 1TT
Phone number:	0141 636 5345
Email address:	glasgow.south@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [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

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



Property Questionnaire

Property Address

Flat 1

12 Clairmont Gardens

Glasgow

G3 7LW

Seller(s)

Gordon & Krissa Stevenson

Completion date of property questionnaire

13/03/2026

Note for sellers

1.	Length of ownership
	How long have you owned the property? 7 years 6 months
2.	Council tax
	Which Council Tax band is your property in? (Please circle) ☐ A ☐ B ☐ C ☐ D ☐ E ☒ F ☐ G ☐ H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☐ Allocated parking space ☐ Driveway ☐ Shared parking ☒ On street ☒ Resident permit ☒ Metered parking ☐ Other (please specify):

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[x]YES []NO []Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[x]YES []NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[]YES [x]NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[]YES []NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES []NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[]YES [x]NO
	(ii) Did this work involve any changes to the window or door openings?	[]YES [x]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>Replaced french doors in 2nd bedroom with more secure double glazed single door. Work was done in July 2023.</i> Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES []NO []Partial

property questionnaire

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Gas-fired</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>Jan 2019</i>	
	(ii) Do you have a maintenance contract for the central heating system?	[] YES [x] NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x] YES [] NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[] 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:	
10.	Services	

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	Scottish Gas
	Water mains or private water supply	Y	Scottish Water
	Electricity	Y	Scottish Gas
	Mains drainage	Y	Scottish Water
	Telephone	Y	Virgin Media
	Cable TV or satellite	Y	Virgin Media
	Broadband	Y	Virgin Media
b	Is there a septic tank system at your property?		☐ YES ☒ NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	☐ YES ☐ NO ☐ Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	☐ YES ☐ NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		
11. Responsibilities for shared or common areas			
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details: <i>Via Factors James Gibb. This is minimal - communal residents garden contribution monthly (approx. £10) and car park tidy up twice per year.</i>		☒ YES ☐ NO ☐ Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: <i>Via factors James Gibb</i>		☒ YES ☐ NO ☐ N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		☐ YES ☒ NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:		☐ YES ☒ NO

property questionnaire

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[] YES [x] NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	[] YES [x] NO
12. Charges associated with your property		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: <i>James Gibb Residential Factors. Deposit £710. Approx. £750 per quarter.</i>	[x] YES [] NO
b	Is there a common buildings insurance policy?	[x] YES [] NO [] Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	[x] YES [] NO [] Don't know
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[x] YES [] NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property. <i>Small area of damp treated in 2018 prior to us purchasing the property.</i>	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[] 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 [x] 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:	

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(ii)	Roofing	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iii)	Central heating	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iv)	National House Building Council(NHBC)	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(v)	Damp course	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☐ NO ☒ YES ☐ Don't know ☐ With title deeds ☐ Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s): <i>Cellar tanking for home office. Wise Property 10 year guarantee from 20/5/21.</i>	
c	Are there any outstanding claims under any of the guarantees listed above?	☐ YES ☒ NO
	If you have answered yes, please give details:	

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

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s): Gordon Stevenson

Capacity: ☒ Owner
☐ Legally Appointed Agent for Owner

Date: 13/03/2026

WOODWORM

DRY & WET ROT

RISING DAMP CONTROL

BASEMENT WATERPROOFING



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

email. info@advancedpreservation.co.uk web. www.advancedpreservation.co.uk

REPORT

Client:	Mr G Stevenson 12 Clairmont Gardens Glasgow G3 7LW		
Property Address:	12 Clairmont Gardens Glasgow G3 7LW		
Surveyor:	Mr David Boyd	Survey Date:	20 th January 2026
Reference:	DFB/CT.R14556	Report Date:	20 th January 2026

Property Description: Basement Flat within Townhouse

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

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

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

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

AREA INSPECTED: Room Rear Left (Bedroom)

OBSERVATIONS:

Inspection was restricted due to feature wall finishes, fittings, and furnishings. Past damp proofing works were noted.

Our initial diagnosis of apparent dampness takes into consideration the basic construction of the building, the visual defects noted, and the distribution of moisture patterns obtained by non-destructive testing using a Protimeter Surveymaster Electric Moisture Meter.



At the time of our inspection, moisture meter readings supported by visual evidence would strongly suggest that the rear right hand wall as shown on our enclosed sketch plan are suffering from lateral moisture and salt movement from the fact the wall plaster has been applied directly onto the rear elevation sandstone wall, resulting in lateral moisture movement affecting the wall full height.

We therefore recommend to avoid the significant dust nuisance to the room the surface application of an airgap membrane full height as indicated. A 100mm band will be stripped at the wall floor junction to remove any concerns from moisture rising from the step area, we will remove and re-fit the skirting boards and dado rail in conjunction with our works.

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

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

TREATMENT RECOMMENDED:

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

1. Remove and lay aside the skirting boards and dado rail as necessary.
2. Remove a 100mm band at the wall floor junction as indicated on our enclosed sketch plan.
3. Our operatives will install the air gap system as per the manufacturer’s instructions, to the areas marked on our enclosed sketch plan, from floor level up to the underside of the Cove cornice.
4. Membrane is to be fixed with plaster plugs. Fixing centres to be of manufacturers specification and in allowance with the existing substrate.
5. Gypsum bonding plaster or plasterboard is to be applied to the membrane, followed by finishing plaster to a smooth finish.
6. Treat and refit disturbed skirting board and dado rail.
7. Leave our work area clear and tidy.

NOTE

As discussed, the client’s own contractor will sweeten any plaster differential between the new wall finish and the existing cove cornice.



GENERALLY:

The client should inspect and ensure no water penetration from the upper landing area is penetrating down to the lower wall areas. Planned programmed maintenance and inspection should be maintained.

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

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

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

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

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

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

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

During the drying out period, it is recommended that an adequate airflow be maintained to the newly plastered areas and that no permanent construction, which would impede such airflow, is undertaken.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be some areas/timbers that could not be inspected fully, or at all, without cosmetic disturbance. We have, as far as possible inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed, this applies particularly to dry rot. Should you require a full exploratory examination, we would be pleased to quote. If you proceed on the present basis, we shall advise you of any further infestation or fungal infection we discover during the execution of the works and advise/quote according.

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



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

The surveyor who has been dealing with this property is **Mr. David Boyd** and can be contacted at any time on telephone number **0141 445 5544** or mobile number **07855 667 784**. You can also contact him by e-mail at info@advancedpreservation.co.uk

Yours faithfully,

Advanced Preservation Specialists Ltd

David Boyd CRDS CTIS CSRT MIWSc



QUOTATION

Property Address:	12 Clairmont Gardens Glasgow G3 7LW
Date:	20 th January 2026
Reference:	DFB/CT.Q14556

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

£914.00 exc. VAT

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



QUOTATION ACCEPTANCE

Property Address:	12 Clairmont Gardens Glasgow G3 7LW
Date:	20 th January 2026
Reference:	DFB/CT.Q14556

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

£914.00 exc. VAT

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

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

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

Your chosen method of payment:

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

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

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



ADVANCED PRESERVATION

Specifications

1. WOODWORM

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

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

2. WET ROT

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

3. DRY ROT

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

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

4. FUNGAL DECAY

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

5. CHEMICAL DAMP PROOF COURSE

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

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



6. ELECTRO OSMOTIC DAMP PROOF COURSE

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

7. PLASTERING

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

CLIENT INFORMATION

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

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

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



CONDITIONS OF CONTRACT

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

A. QUOTATIONS

Quotation acceptance will be subject to:

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

B. VARIATIONS

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

C. FLUCTUATIONS

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

D. EXTRAS

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

E. LOCAL AUTHORITY REQUIREMENTS

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

F. FIXTURES AND FITTINGS

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

G. WORKING FACILITIES

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

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

H. STRUCTURAL DEFECTS

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

I. VALUE ADDED TAX

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

J. TERMS OF PAYMENT

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



K. DELAYS

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

L. GUARANTEE

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

M. RE-INSPECTION

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

N. COMPLAINTS PROCEDURE

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