

Single Survey

Property Address	108 Broomfield Avenue Newton Mearns Glasgow G77 5JR
Customer	AMG per Mrs SH Howard
Date of Inspection	02/03/2026
Prepared by	N McCrossin Connells Survey & Valuation Ltd

TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently 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 checking 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.

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

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is

made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property comprises a detached two storey chalet villa.
Accommodation	Accommodation comprises on the ground floor - Hall, lounge, dining room, bedroom, kitchen and separate WC. First floor - Landing, three bedrooms and bathroom.
Gross internal floor area (sqm)	Approximately 137 square metres.
Neighbourhood and location	The property is located in an established private residential area within Newton Mearns. The property is conveniently situated for all amenities and facilities.
Age	Built circa 1975.
Weather	At the time of inspection it was dry.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stack is of rendered brick construction above the roofline with lead flashings at the stack/roof abutment.

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The main roof is pitched and covered with concrete tiles. Ridging is of tile materials. Valley gutters are formed in lead.</p> <p>There are flat roof finishes to the front and rear dormers which appear to be covered with mineral felt or similar material.</p> <p>Inspection of the main roof space was possible from a hatch in the upper hallway. The roof structure is of a timber frame with timber sarking and bitumen underfelt. Quilt insulation has been laid between the joists. Access to the eaves revealed insulation to the rafters.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>These are of PVC.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls are of rendered cavity masonry construction. Ventilation is by means of clay airbricks.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>The windows are of replacement PVC double glazed units.</p> <p>Entry doors are of replacement PVC double glazed type.</p> <p>Joinery has been renewed in PVC.</p>

External decorations	Visually inspected. Limited requirement for external maintenance.
Conservatories / porches	None
Communal areas	None
Garages and permanent outbuildings	Visually inspected. Attached single car garage of rendered masonry under a flat, bitumen felt roof. No access was gained to the garage.
Outside areas and boundaries	Visually inspected. The property sits on a fairly rectangular plot with boundaries defined by hedging, timber and stob/wire fencing. Grounds are laid to grass, paving, tarmac and slabs. Driveway to the front of the property provides off street parking.
Ceilings	Visually inspected from floor level. Ceilings are finished with plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are plastered on the hard and of plasterboard type.

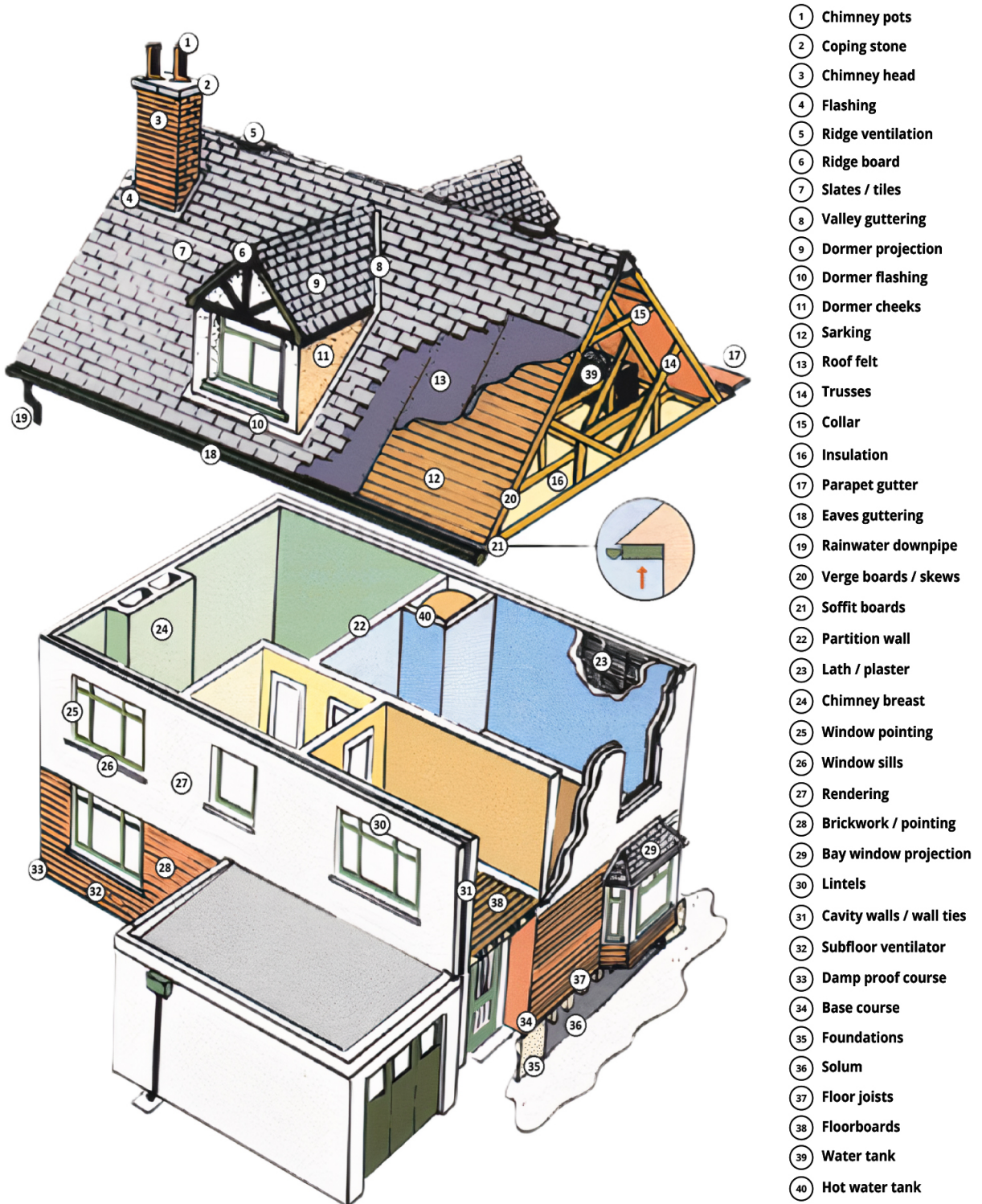
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixated hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Floors are of suspended timber construction overlaid with tongue and groove timber boards.</p> <p>Floor finishes are of carpet, tile and vinyl materials.</p> <p>It was not possible to carry out an under building inspection as no suitable access hatch could be found and fitted floor coverings were in place.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p> <p>Timber internal joinery work. Internal doors are of timber flush and timber glazed type.</p> <p>The kitchen is fitted with wall and floor mounted storage units.</p>
Chimney breasts and fireplaces	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>Former fireplace in the lounge. This has an electric fire in front.</p>
Internal decorations	<p>Visually inspected.</p> <p>There are decorative finishes to walls, ceilings and woodwork.</p>
Cellars	<p>None</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Electricity is from the mains supply. The electrics and meter are located in the under stair cupboard.</p>

Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Gas is from the mains supply.</p>
Water, plumbing and bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.</p> <p>The property has a mains water supply. Plumbing pipework where visible, is formed in copper and plastic materials.</p> <p>Bathroom fittings comprise a bath with overhead shower attachment, WC and wash basin.</p> <p>Cold water tank in the roof space.</p> <p>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.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>Heating and hot water is provided by way of a gas fired central heating system. The boiler, type Worcester, is located in the kitchen.</p> <p>Hot water is provided by a lagged tank within the upper floor cupboard.</p>
Drainage	<p>Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested.</p> <p>The property is connected to the mains drainage system.</p>

Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>A smoke alarm was noted. See further comments made in section 'Matters for solicitor or licensed conveyancer'.</p> <p>No comments made on security systems for security purposes.</p> <p>A carbon monoxide detector was seen.</p>
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Any additional limits to inspection	<p>The property was vacant, unfurnished and had fitted floor coverings. No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas. Timbers are assumed to be in satisfactory condition.</p> <p>External areas of the property have been viewed from ground level only, from the garden grounds of the subject property and adjacent public areas. Any areas of the property which were either inaccessible or unexposed cannot be commented upon.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.</p> <p>It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>No sub-floor inspection was possible.</p> <p>No access to the garage as this was locked.</p> <p>An inspection of the main roof space was made although this was restricted by boarding, cold water tank and insulation. Inspection of the eaves spaces was possible from hatches in the hall and front bedroom. This was restricted by the presence of boarding and insulation.</p> <p>Where walls are lined internally, for example with plasterboard, timber or fixed fittings, the structure behind the linings could not be tested with an electronic moisture meter.</p> <p>It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.</p>
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Sectional Diagram showing elements of a typical house



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

2. CONDITION

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

Category 1 1	Category 2 2	Category 3 3
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	The property shows signs of longstanding movement. Within the confines of the inspection, this does not appear to be progressive and saleability should not be adversely affected.

Dampness, rot and infestation	
Repair category:	1
Notes	Within the limits of the inspection, no obvious signs of significant dampness, rot or infestation was noted.

Chimney stacks	
Repair category:	1
Notes	The chimney stack appears to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained.

Roofing including roof space

Repair category:	2
Notes	<p>The roof coverings were seen to be original to the subject property and showing signs of their age. Weathering to tiling, some dislodged tiles and moss growth were evident.</p> <p>Valley gutters are blocked with vegetation.</p> <p>Flat roof coverings have a limited life span and will require regular maintenance and eventual re-roofing/overhaul.</p> <p>Future ongoing maintenance and repair will be required with a more comprehensive replacement necessary within the not too distant future.</p> <p>Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.</p>

Rainwater fittings

Repair category:	1
Notes	Vegetation blockage to guttering.

Main walls

Repair category:	2
Notes	Cracking to the join of the garage and main property.

Windows, external doors and joinery

Repair category:	2
Notes	<p>Replacement double glazed windows and doors can be problematic and, over time, the operation of the windows can be affected and opening mechanisms damaged. It is, therefore, likely that maintenance repairs will be required as part of an ongoing maintenance programme. The valuation does assume that the installation of the windows did comply with the necessary regulations at that time.</p> <p>There is defective external sealant to some windows.</p>

External decorations

Repair category:	1
Notes	No immediate action or repair needed.

Conservatories / porches

Repair category:	
Notes	Not Applicable

Communal areas

Repair category:	
Notes	Not Applicable

Garages and permanent outbuildings

Repair category:	2
Notes	<p>Generally in a condition consistent with construction and use from an external inspection.</p> <p>Water and debris was lying to the flat roof which will have a limited life in comparison to traditional pitched roofs and repair expenditure should be anticipated.</p>

Outside areas and boundaries

Repair category:	2
Notes	<p>Boundaries are in need of overhaul.</p> <p>Small pond areas which should be suitably secured.</p>

Ceilings

Repair category:	2
Notes	<p>Expanded polystyrene tiles have been applied to areas of the ceilings. In the event of fire, these produce toxic fumes.</p> <p>Areas of the ceilings have a textured coating finish, given the age of the property, there is the possibility that these finishes may contain some degree of asbestos fibre content. Textured coatings in good condition and left undisturbed pose no risk to health, however, prior to any work on this material further specialist advice should be sought.</p>

Internal walls	
Repair category:	1
Notes	Areas of defective plasterwork were noted.

Floors including sub floors	
Repair category:	1
Notes	No obvious significant defects noted within the limits of the inspection.

Internal joinery and kitchen fittings	
Repair category:	2
Notes	<p>Whilst serviceable, the kitchen units are dated by modern standards and show signs of wear and tear.</p> <p>Internal joinery is in a condition commensurate with a property of this age.</p> <p>Low level internal glazing does not have any visible British Standard marks suggesting that it may not be safety glass.</p>

Chimney breast and fire places	
Repair category:	1
Notes	The presence of a fireplace, chimney or chimney breast or the apparent removal of same, should not be taken as an indication that there is any, adequate or usable flue present. These should always be checked prior to possible use.

Internal decorations	
Repair category:	1
Notes	Internal decoration is generally acceptable although some areas have been affected by wear and tear.

Cellars	
Repair category:	
Notes	Not Applicable

Electricity	
Repair category:	3
Notes	<p>Parts of the electrical installation are dated with fuse switchgear, inadequate power sockets and some located in the skirtings.</p> <p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>

Gas	
Repair category:	2
Notes	<p>In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor prior to purchase. The property has been vacant for a period of time.</p>

Water, plumbing and bathroom fittings	
Repair category:	2
Notes	<p>The property has been vacant for a period of time. Although no obvious significant defects were noted to the bathroom fittings, appropriate checks should be made of the system prior to purchase. Surround seals, tiling and finishes should be checked and maintained in a watertight condition.</p>

Heating and hot water	
Repair category:	2
Notes	<p>The heating system exhibits dated features. Future upgrading/renewal expenditure should be anticipated.</p> <p>It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards. Service records should be obtained and checked. In the absence of service documentation further advice prior to purchase should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.</p>

Drainage	
Repair category:	1
Notes	<p>No obvious significant defects noted.</p>

Single Survey

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	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	2
Internal walls	1
Floors including sub floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	3
Gas	2
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

Category 1

1

No immediate action or repair is needed.

Category 2

2

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

Category 3

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.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

Unrestricted parking within 25 metres

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

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

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

It appears that the property has been altered and extended with a garage conversion to form an additional room and an attached garage built to the side. The valuation is given on the strict assumption that full certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

As of February 2022, it is now a legal requirement to have interlinked smoke and heat alarms, and where appropriate, a carbon monoxide detector. This report and the valuation assumes full compliance with these requirements and your Legal Adviser should confirm. In the event of non-compliance, the value will not be materially affected as this is regarded as a legal matter.

The tenure is understood to be Absolute Ownership.

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

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 notices and planning proposal.

Connells Survey & Valuation Ltd is a separate legal entity within the Connells Group with Sequence (UK) Ltd, trading under the name of Allen & Harris, belongs to the same group of companies. We would wish to assure you that our Surveyors are totally impartial, but you may wish to take independent professional advice.

Estimated re-instatement cost (£) for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £480,000 (Four Hundred and Eighty Thousand Pounds Sterling).

Valuation (£) and market comments

In its present condition and with the current state of the property market the value of the property is in the region of £400,000 (Four Hundred Thousand Pounds Sterling).

The Market Value may be subject to reappraisal in line with demand and exposure on the open market. Should the asking price be significantly altered then the right to reappraise the Market Value is reserved.

Report author:	N McCrossin
Company:	Connells Survey & Valuation Ltd
Address:	Valuation Management Centre, Cumbria House, 16-20 Hockliffe Street Leighton Buzzard LU7 1GN
Electronically Signed By:	N McCrossin
Date of report:	03/03/2026



Mortgage Valuation

Case Details

Seller name(s):	AMG		
Address line 1:	108 Broomfield Avenue		
Address line 2:	Newton Mearns		
Address line 3:			
Town / City:	Glasgow	County:	
Postcode:	G77 5JR		
Date of inspection (dd/mm/yyyy):	02/03/2026		

Property Details

Property type:	House
Property style:	Detached
Was the property built for the public sector?	No

Specific details for: flats & maisonettes

Floor of property:		Number of floors in block:		Number of units in block:		Lift available in block?	
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Tenure

Tenure:	Absolute Ownership
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If Leasehold:

Unexpired term (years):		Ground rent (pa):	£
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Accommodation

No. of living room(s):	2	No. of bedroom(s):	4	No. of kitchen(s):	1
No. of bathroom(s):	1	No. of WC(s):	2	No. of other room(s):	0
Description of other room(s):					
Floor area (m ²):	161	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	Attached garage.
Permanent outbuildings:	None.

Construction

Wall construction:	Rendered cavity masonry.
Roof construction:	Pitched and tiled.
Approximate year of construction:	1975
Any evidence of alterations or extensions?	Yes
Alterations or extension details:	The property has been altered and extended with a garage conversion to form an additional room and a garage built to the side. The valuation is given on the strict assumption that full certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

Risks

Is there any evidence of movement to the property?	Yes
If yes, does this appear longstanding?	Yes
Are there any further risk factors?	No
If yes, please provide details:	The property shows signs of longstanding movement. Within the confines of the inspection, this does not appear to be progressive and saleability should not be adversely affected.

Services

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central heating:	Full	Drainage:	Mains		
Provide comments:	Gas fired boiler providing heating. Lagged tank to provide hot water.				

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

Location

Location details:	The property is situated within a mainly residential area with a good level of local amenities in the Newton Mearns district of Glasgow.
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Roads

Road description:	The road has been adopted.
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General Remarks

Our valuation reflects the general condition of the property in its present state, although certain repairs and improvements, which do not directly affect mortgageability, are required.

None.

 Mortgageability Remarks

The property is a suitable security for mortgage purposes at the stated figure of value and subject to the specific Lender's criteria.

 Valuation

Market value in present condition:	£ 400000
Market value after essential repairs:	£
Insurance reinstatement value:	£ 480000
Retention required? <input type="checkbox"/> Retention amount:	£

 Declaration

Surveyor name:	N McCrossin
Surveyor qualifications:	MRICS
Report date (dd/mm/yyyy):	03/03/2026
Company name:	Connells Survey & Valuation Ltd
Address:	Valuation Management Centre, Cumbria House, 16-20 Hockliffe Street Leighton Buzzard LU7
Telephone number:	01525218647
Email address:	Customercare@connells.co.uk
Surveyor signature:	