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Energy Performance Certificate

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Energy Performance Certificate (EPC)

Dwellings

Scotland

15A ROYAL TERRACE, GLASGOW, G3 7NY

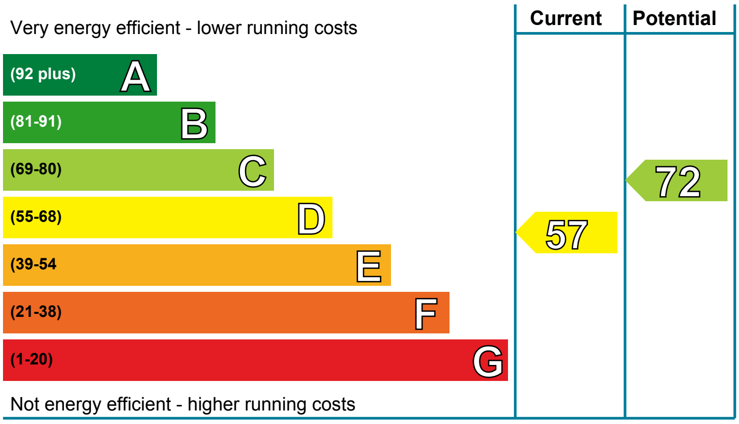
Dwelling type:	Ground-floor flat	**Reference number:**	4116-8921-6100-0978-7202
Date of assessment:	08 September 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	23 September 2026	**Approved Organisation:**	Elmhurst
Total floor area:	155 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	188 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£10,623**	See your recommendations report for more information
Over 3 years you could save*	**£3,951**	

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

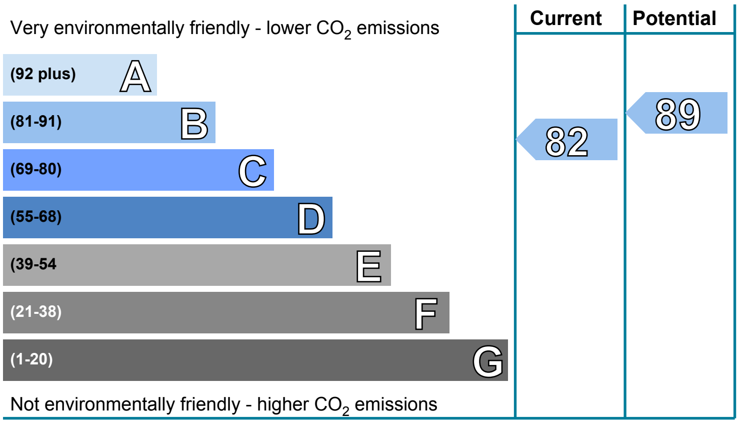


Energy Efficiency Rating

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 (57)**. 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.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (82)**

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	£2334.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£1236.00
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)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Partial double glazing	★☆☆☆☆	★☆☆☆☆
Main heating	Electric storage heaters	★★★★☆	★★★★★
Main heating controls	Controls for high heat retention storage heaters	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
Lighting	Below average lighting efficiency	★★☆☆☆	★★☆☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 17 kg CO_2/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 2.7 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 1.1 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	£8,067 over 3 years	£4,395 over 3 years	You could save £3,951 over 3 years
Hot water	£1,899 over 3 years	£1,899 over 3 years	
Lighting	£657 over 3 years	£378 over 3 years	
Totals	**£10,623**	**£6,672**	

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	£778	D 66	B 86
2	Floor insulation (suspended floor)	£5,000 - £10,000	£412	C 71	B 89
3	Draughtproofing	£150 - £250	£62	C 71	B 89
4	Low energy lighting for all fixed outlets	£150 - £175	£64	C 72	B 89

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 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting).

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)	16,143.87	N/A	N/A	N/A
Water heating (kWh per year)	2,534.97			

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. Andrew MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	07786392797
Email address:	andrew@homereportcompany.co.uk
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 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.

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Single Survey

SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

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Single Survey

Property address	15A ROYAL TERRACE GLASGOW G3 7NY
Customer	G CULLOCH
Customer address	
Prepared by	Home Report Company
Date of Inspection	8th September 2026

Single Survey

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.

Description	The subjects comprise a main door lower ground floor flat contained within a three storey, attic, and basement mid terraced converted building, containing residential and commercial concerns.
Accommodation	Lower Ground Floor: Hallway, living room, kitchen / breakfast room, internal utility / laundry room, three bedrooms, and a three-piece bathroom suite.
Gross internal floor area (m_2)	155m2 or thereby.
Neighbourhood and location	The subjects are located within the established mixed residential/commercial district within Glasgow City Centre where surrounding properties are of comparable age, type and character. All normal local amenities and facilities are available within the locality.
Age	Fully 200 years old.
Weather	Dry/overcast following a period of mixed weather.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** From my restricted external ground floor inspection, the communal chimney stacks were noted to be of stone and masonry rendered construction. Restricted visual inspection carried out.

Roofing including roof space	**Sloping roofs where visually inspected.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **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.** The roof structure, as from my restricted external ground floor inspection, appears to be pitched clad externally with slates, incorporating flat sections. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level. Therefore, the external roof structure was not fully inspected. No access gained to any internal roof space at the time of our inspection.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** Rainwater fittings were noted to be of wallhead gutter design, and cast-iron construction.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** Main walls were noted to be of stone construction.

Windows, external doors and joinery	**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.** Windows noted to be of timber single glazed and UPVC double glazed design whilst the access doors noted to be of timber design.

External decorations	**Visually inspected.** Painted.

Conservatories / porches	**Visually inspected.** None.

Communal areas	**Circulation areas visually inspected.** We have been informed the subjects have access to a shared section of garden ground to the rear. Solicitor to confirm.

Garages and permanent outbuildings	**Visually inspected.** None.

Outside areas and boundaries	**Visually inspected.** Subjects benefit from a private courtyard area to the front elevation, along with access to a shared section of garden ground to the rear. The Vendor has confirmed the subjects benefit from a parking space to the rear. Solicitor to confirm.

Ceilings	**Visually inspected from floor level.** Ceilings were noted to be of lath and plaster and plasterboard construction with painted finishes. Timber panelling also noted.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Internal walls were noted to be of solid construction with papered and / or painted finishes. Timber panelling also noted.

Floors including sub-floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,** **Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.** **Physical access to the sub floor area may be taken if the Surveyor deems it 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.** The flooring appears to be of solid and timber construction with fitted floor coverings throughout. No access gained to any sub-floor area at the time of our inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal doors are of timber design, some glazed. Facings and skirtings are of painted moulded design and the kitchen is equipped with a range of wall and base units.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** Removed.

Internal decorations	**Visually inspected.** Walls papered and/or painted, and woodwork generally painted. Bathroom walls are tiled.

Cellars	**Visually inspected.** None.

Electricity	**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 off.** Mains supply with fuse box located in hallway.

Gas	**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 off.** None.

Water, plumbing, bathroom fittings	**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.** Mains supply. Internal distribution pipes, where seen, appear to be of copper and PVC design. Sanitary arrangements comprise a three-piece bathroom suite.

Heating and hot water	**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.** Electric storage and penal heaters noted. Hot water is supplied from the hot water tank.

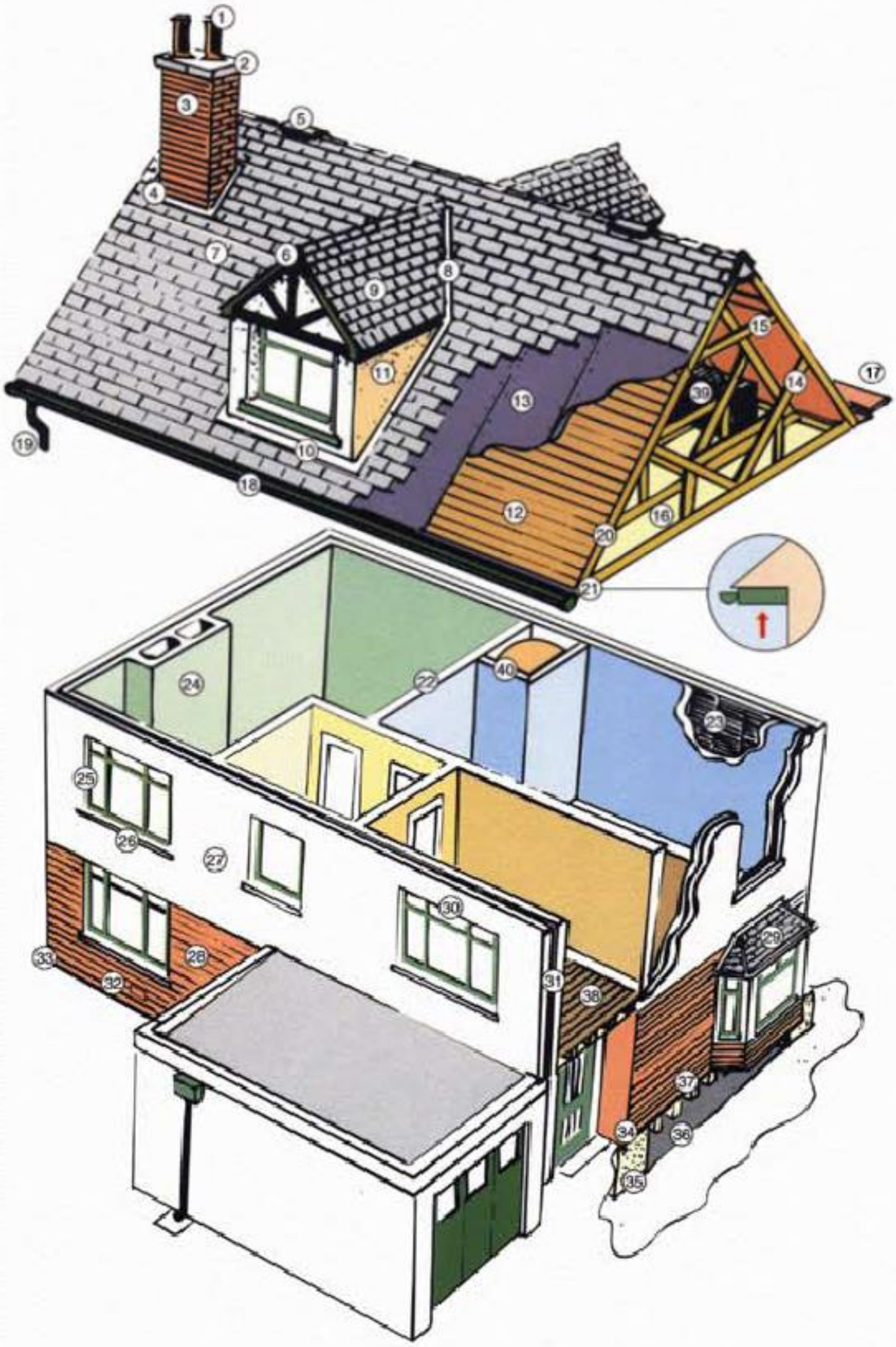
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Mains.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke alarms and heat detector noted. Not tested. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading may be required to comply with these regulations. Purchasers should satisfy themselves with regards to compliance. We confirm it falls out with our remit to confirm in the provision of smoke alarm(s) meets current requirements.

Any additional limits to inspection	**For flats / maisonettes. 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, 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.** The property was inspected within the limits imposed. At the time of inspection, the property was un furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter. Our inspection of the external fabric in general restricted as inspected from external ground floor level. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level. Therefore, the external roof structure was not fully inspected. No access gained to any internal roof space at the time of our inspection. Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out.

	I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. It is out with 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. The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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.

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	**Category 1**
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. There is evidence of a settlement in the building, noted both internally and externally, but this is not inconsistent with a property of this age and type and, on the basis of a single inspection, appears to be longstanding.
Dampness, rot and infestation	
Repair Category	**Category 3**
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. Damp reading noted within internal linings. Damp reading noted within internal linings. Subsequent to our inspection we have been provided with a report compiled by messers Bromac, dated 21st September 2026 (attached) confirming in their opinion, costs of required works are £1470.00 + vat. Any potential purchaser and / or their legal representative (s) should carry out their own due diligence before the conclusion of any sale.
Chimney Stacks	
Repair Category	**Category 2**
Notes	Render/masonry finishes were beginning to show signs of deterioration.
Roofing including roof space	
Repair Category	**Category 2**
Notes	Roof The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required. Flat roof coverings are known to have a limited life requiring replacement, Experience shows that leaks can manifest themselves unpredictably and without warning.

	Void No access gained to any internal roof space at the time of inspection.
Rainwater Fittings	
Repair Category	**Category 2**
Notes	There is evidence of corrosion which may result in leakage. Wallhead gutter system will require more than regular maintenance.
Main Walls	
Repair Category	**Category 2**
Notes	There is weathering and erosion of stonework.
Windows, external doors and joinery	
Repair Category	**Category 2**
Notes	A precautionary check of all windows and doors is advised. Window seals should be regularly monitored and upgraded to ensure water tightness. Double glazed windows can be problematic and over time the operation of some can be affected with opening mechanisms becoming damaged. It is, therefore, likely that maintenance repairs may be required as part and parcel of an ongoing maintenance programme. UPVC windows would appear to be of an older replacement type. Draughts could be felt adjacent to some of the window units. Overhaul/repair works are required to external decorative finishes, including possible repairs to external joinery work, prior to redecoration.
External decorations	
Repair Category	**Category 2**
Notes	Overhaul/repair works are required to external decorative finishes, including possible repairs to external joinery work, prior to redecoration.
Conservatories/porches	
Repair Category	**-**
Notes	Not applicable.

Communal areas	
Repair Category	**Category 2**
Notes	Outside areas will require ongoing repairs and maintenance.

Garages and permanent outbuildings	
Repair Category	**-**
Notes	Not applicable.

Outside areas and boundaries	
Repair Category	**Category 2**
Notes	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property. Outside areas will require ongoing repairs and maintenance.

Ceilings	
Repair Category	**Category 2**
Notes	Within the limits of our inspection, these generally appeared in fair condition consistent with age. During redecoration, some plaster filling/repair may be required. Timber panelling noted, we assume suitable fire retardant materials have been applied.

Internal Walls	
Repair Category	**Category 3**
Notes	The internal walls are largely covered with decorative finishes. During routine redecoration, some plaster filling may be necessary. Timber panelling noted, we assume suitable fire retardant materials have been applied. We make reference to the Dampness, rot and infestation section of this report and the commentry therein.

Floors including sub-floors	
Repair Category	**Category 3**
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection, there was no indication to suggest significant defects in this area. It will however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard. We make reference to the Dampness, rot and infestation section of this report and the commentry therein.

Internal joinery and kitchen fittings	
Repair Category	**Category 2**
Notes	The internal joinery is showing some signs of wear and tear and upgrading during routine decoration is thought necessary. The kitchen fittings are generally in adequate condition for their age and type, although dated in style. Internal glazed sections noted, we assume suitable safety glass has been installed.

Chimney breasts and fireplaces	
Repair Category	**Category 1**
Notes	All original fireplaces have been removed/blocked and assume adequately vented.

Internal decorations	
Repair Category	**Category 2**
Notes	Internal decorations are poor throughout and some redecoration is required.

Cellars	
Repair Category	**-**
Notes	Not applicable.

Electricity	
Repair Category	**Category 2**
Notes	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. The electrical system is on semi modern lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC registered Electrical Contractor.

Gas	
Repair Category	**-**
Notes	Not applicable.

Water, plumbing and bathroom fittings	
Repair Category	**Category 2**
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings appeared in fair order consistent with age, however scope to upgrade. Flooring beneath the shower tray was not inspected. However, it should be appreciated that, over time, the build-up of condensation, together with small amounts of leakage from joints between tiling or mastic and bath fittings, can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.

Heating and hot water	
Repair Category	**Category 2**
Notes	Scope to upgrade elextric heating. 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. The electrical system is on semi modern lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC registered Electrical Contractor.

Drainage	
Repair Category	**Category 1**
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

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 previous comments for detailed information.

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

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes for 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?	**Lower Ground Floor**
2. Are there three steps or fewer to a main entrance door of the property?	**No**
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?	**Yes**
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	**Yes**

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. 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.

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 and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place.

The property benefits from assumed common external grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

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 specialists 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.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

The block in which the subjects under report are contained has commercial concerns. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £650,000 (SIX HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.

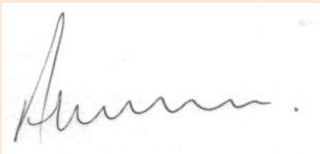
Building costs are currently increasing significantly above inflation due to material and labour shortages, it is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 8th September 2026 would be fairly stated in the region of £345,000 (THREE HUNDRED AND FORTY FIVE THOUSAND POUNDS STERLING).

We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

Signed	

Report author	Mr Andrew J MacKenzie BSc (Hons) MRICS For and on behalf of Home Report Company

Address	272 Bath Street, Glasgow, G2 4JR

Date of report	8th September 2026

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 Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

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

1.2 THE REPORT

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

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[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.

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;

- a "prospective Purchaser" is anyone considering buying the Property.

- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- the "Seller" is/are the proprietor(s) of the Property;

- the "Surveyor" is the author of the Report on the Property; and

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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

Mortgage Valuation Report for Home Report

HOME REPORT COMPANY

Instructing Source:	Web	Seller Name	G CULLOCH	REFERENCE	

1) Property Details

House Name		
Number / Ext	15	A
Street	ROYAL TERRACE	
Area		
Town	GLASGOW	Postcode: G3 7NY

2) Description of property

Property Type	Flat	House Type		Floor number of subject property	0
Year Built	Fully 200yrs old	Non Traditional Construction?		No. of floors in block	5
		(*Specify under general comments)		No. of flats in block	

3) Accommodation - give number of:

Receptions	1	Bedrooms	3	Kitchens	1	Bathrooms	1	Inside W.C.s	-	No of floors	1
Other	-	Garage(s)	-	Outbuildings	-	Garden	Shared				

4) Tenure Absolute Ownership — If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied [ ] Tenanted [ ] Vacant [X]

If part tenanted, please give details

5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement,subsidence,flooding or mining? None

If yes, please clarify

6) Condition of Property

	Yes	No
Are essential internal repairs required?		X
Are essential external repairs required?		X
Should the repairs be effected before the advance is made?		X
Is a mortgage retention recommended?		X

If the answer to any of the above questions is Yes, please provide further detail:

HOME REPORT COMPANY

7) Services Mains water [X] Mains drainage [X] Electricity [X] Gas [X] Central heating: Full Gas

8) Demand for letting (Buy to let)

Monthly rental value from the property (on a furnished basis):	
Monthly rental value from the property (on an unfurnished basis):	

9) Insurance Reinstatement Value

Total area of all floors measured internally (m^2)	155m2 or thereby
Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded)	£650,000

10) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)

Do you recommend the property as suitable security for a mortgage? Yes **

If no, please provide reasons:

**Subsequent to our inspection we have been provided with a report compiled by messers Bromac, dated 21st September 2026 (attached) confirming in their opinion, costs of required works are £1470.00 + vat.

If Yes, please provide your valuation

Valuation in present condition:	£345,000
Valuation on completion of any works required under Question 6	

11) General Comments

Please advise of any special features of the property and/or the location, which affects the property.

The tenure is understood to be Outright Ownership. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor. 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.The subjects are located within the established mixed residential/commercial district within Glasgow City Centre where surrounding properties are of comparable age, type and character. All normal local amenities and facilities are available within the locality. The property was inspected within the limits imposed. At the time of inspection, the property was un furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. No access gained to any internal roof space at the time of our inspection. The block in which the subjects under report are contained has commercial concerns. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard. 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 and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place. The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES.

Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

Signature

For and on Behalf of Home Report Company

Date of inspection	08/09/2026
Date of report	08/09/2026

Company / Firm Name	HOME REPORT COMPANY
Office Name	GLASGOW OFFICE
Office Addr1	272 Bath Street
Office Addr2	
Area	
Town	Glasgow
Postcode	G2 4JR
Tel no	0141 433 8011

MORTGAGE VALUATION- CONDITIONS OF ENGAGEMENT

HOME REPORT COMPANY

A valuation for mortgage is a limited inspection and report produced for Building Societies, Banks and other Lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the property for mortgage purposes, and is carried out for this purpose along. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phraseology may differ. Many people rely on the Mortgage Valuation Certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report of the condition of the building.

The definition of "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 arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a Comparable Basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect. Defects which are not considered materially to affect the value of the property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content. In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoings or onerous restrictions contained within the Titles of which we have no knowledge. The surveyor has further assume that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2006. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2006, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation Professional Standards 2014 and, unless other stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 3rd Floor, 125 Princes Street, Edinburgh EH2 4AD. Tel no 0131 225 7078.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the clients lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed.

We confirm this firm operates formal procedures to deal with complaints from clients in accordance with Bye-law 19 Regulation 2.7 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

There is no guarantee they will lend upon any mortgage valuation and we would advise those purchasing a property to contact their specific lender first to confirm acceptance of our mortgage valuation if relying upon. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

Property Questionnaire

SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

www.homereportcompany.co.uk

property questionnaire

Property address	**15A Royal Terrace** N/A **Glasgow** **G3 7NY**

Seller(s)	**Graeme Culloch and Katayoun Khorrami Zandinejad**

Completion date of property questionnaire	**25/08/2026**

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	**28 years**
2.	Council tax	
	Which Council Tax band is your property in?	**Band E**
3.	Parking	
	What are the arrangements for parking at your property? **Shared Parking** Any other parking information: **There is a comminal car park accessed from the back lane, and the flat has an agreed, bit not obligatory space ehich it uses**	
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)?	**Yes**

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)?	**Yes**
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)?	**No**
	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?	N/A
	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: N/A	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	**No**
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A 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).*	**Partial**
	What kind of central heating is there?	**Electric Storage Heaters**
	i) When was your central heating system or partial central heating system installed?	**November 2020**
	(ii) Do you have a maintenance contract for the central heating system?	**No**
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**
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?	**No**
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	**No**
	Please give details: N/A	

10.	Services	
a.	Please list which services are connected to your property and give details of the supplier:	
b.	Is there a septic tank system at your property?	**No**
	i) Do you have appropriate consents for the discharge from your septic tank?	N/A
	(ii) Do you have a maintenance contract for your septic tank?	N/A
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A

Service	Connected	Supplier
Gas or liquid petroleum gas	**Not Connected**	N/A
Water mains or private water supply	**Connected**	**Scottish Water**
Electricity	**Connected**	**British Gas**
Mains drainage	**Connected**	**Scottish Water**
Telephone	**Not Connected**	N/A
Cable TV or satellite	**Not Connected**	N/A
Broadband	**Connected**	**BT**

property questionnaire

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?	**Yes**
	Please give details: **The 4 properties at 15-17 Royal Terrace have shared responsibility for all external common areas, i.e. back close, garden, car park. Maintenance is arranged via the factors.**	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	**Yes**
	Please give details: **Roof, stairwell, car park**	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	**No**
	Please give details: N/A	
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?	**No**
	Please give details: N/A	
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?	**No**
	Please give details: N/A	
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.)	**No**
	Please give details: N/A	

12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?	**Yes**
	Please provide the name and address, and give details of any deposit held and any charges: **Hacking & Paterson\r\nPavillion 2, Berkeley Square, 99 Berkeley St. Glasgow G3 7HR**	

b.	Is there a common buildings insurance policy?	**Yes**
	Is the cost of the insurance included in your monthly/annual factor's charges?	**Yes**
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. **N/a**	
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?	**No**
	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: N/A	
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?	**No**
	Please give details: N/A	
c.	Do you have any guarantees relating to this work?	**Not Applicable**
	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: N/A	

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	**No**
(ii)	Roofing	**No**
(iii)	Central heating	**Yes**
(iv)	National House Building Council (NHBC)	**No**
(v)	Damp course	**No**
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	**No**
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): **Dimplex 10 year guarantee on all central heating radiators**	
c.	Are there any outstanding claims under any of the guarantees listed above?	**No**
	Please give details: N/A	
14.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	**No**
	Please give details: N/A	

16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	**No**
b.	that affects your property in some other way?	**No**
c.	that requires you to do any maintenance, repairs or improvements to your property?	**No**
	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): **Graeme Lees Culloch**

Date: **25/08/2026**

BASEMENTS • DAMP PROOFING • TIMBER PRESERVATION

Our Ref: JMR001H

21st September 2026

Corum

West End Branch

Via Email

Surveyed date: 17/09/2025

Weather: Dry and 14 degrees

Property Type: Basement Flat – Stone and Brick

15a Royal Terrace, Park District, Glasgow

Further to your email instructions to conduct an inspection of the above property I can confirm the following:

Inspection was of a non- disruptive nature.

Inspection restricted due to stored items and floor coverings.

Observations:

Room Rear Right – Kitchen

High meter readings were noted to RHS party wall due to rising dampness.

It should be noted that inspection was severly restricted due to 95% of wall linings being dry lined and no true moisture meter readings could be noted bar Kitchen area.

The property is generally affected by condensation due to previous tenants and incorrect use of heating system. Full condensation fact sheet has been attached.

Treatments Recommended:

- Client to clear site
- Bromac to strip defective plasterwork
- Inject low-pressure damp-proof cream, Apply air cavity membrane, Carry plasterwork repairs

Craighead Cottage, Whistleberry Road, Hamilton ML3 0EJ.
01698 827772 info@bromac.ltd.uk

- All debris removed off site

Cost of Works

DPC / Membrane / Plasterworks

£1470.00 + vat

We have not included for property refurbishment works

We have not included for redecoration

DEBRIS:

All debris and timber waste resulting from our works will be removed from site.

DAMAGES:

No allowance has been made to replace any wall/floor tiles removed or damaged by our works.

SERVICES:

We require the client to provide us with a 240v 13 amp power supply free of charge. Where this service cannot be provided we reserve the right to charge the client for the hire of a portable generator.

C.O.S.H.H. REGULATIONS:

It is recommended that the areas to be treated be well ventilated for a period of 48 hours after the treatments.

CHOOSING THE RIGHT CONTRACTORS:

Bromac Limited are members of the Property Care Association and can offer a Protected Guarantee under the Guarantee Protection Insurance.

Upon completion of our works and settlement of the account, a 10 year Guarantee will be issued in respect of those areas treated by Bromac Limited. Guarantee documents will be released after payment has cleared.

TERMS:

Our Estimate is open for a period of 30 days only. We reserve the right to submit an additional estimate for any increase in price which may occur from receipt of our quotation and the placing of your order. Payment due by BACS transfer or cheque only.

Our Terms of Payment are strictly payment by return. Failure to comply with this could result in Interest being charged.

Always assuring you of our best attention,
Bromac Limited

Craighead Cottage, Whistleberry Road, Hamilton ML3 0EJ.
01698 827772 info@bromac.ltd.uk

Condensation
in your property

A guide to the causes and how to remedy the problem

CONDENSATION IN YOUR HOME...

is your home damp?

What is dampness?

Dampness can originate from:

- Leaking pipes, wastes, drainage and overflows;
- Rain water from defective roof coverings, blocked or leaking gutters and broken pipes;
- Penetrating dampness around windows, through walls and due to raised ground levels;
- Rising damp due to lack of, or no effective, damp proof course.

'Condensation dampness' is a condition that affects many homes and has probably become the major cause of 'environmental' dampness within a property. Condensation is particularly common in homes which are poorly heated and poorly insulated and usually gets worse in the colder winter months i.e. 'the condensation season'.

What is condensation?

There is always some moisture in the air, even if you cannot see it. If the air gets colder it cannot hold all the moisture and tiny drops of water appear. This is condensation. You also notice it when you see your breath on a cold day, or when the mirror mists over when you have a bath. Kitchens and bathrooms are often primary sources of atmospheric water. Moisture is released into the air through normal daily activities such as washing, cooking, drying clothes, showering and bathing. This can occur commonly on windows or external walls, or cold surfaces within the fabric of the property. Look for it in corners, on or near windows, in or behind wardrobes and cupboards. It often forms on north-facing walls.

The problems of condensation can lead to staining and mould growth, damaging wallpaper, wall surfaces, window frames, furniture and clothing. The development of **mould growth** is the most tell-tale sign that is frequently associated with condensation. The appearance of mould may be black, white, yellow or green in colour, depending on the specific type of mould and the surface which it grows on. Black spot mould *(Aspergillus niger or Cladosporium spp)*, for example forms pyramid profiles in wall corners and at wall/floor or wall/ceiling margins as a consequence of condensation.

Moulds are hydrophilic fungi in that they require high levels of surface moisture. Capillary held dampness (such as that originating through rising dampness) is not sufficient to cause mould growth. The mould requires free moisture on the surfaces to germinate.

WANT TO KNOW MORE? *visit* ***www.property-care.org***

Tiny spores produced by the mould and the higher numbers of dust mites due to the moist conditions can increase the risk of asthma and respiratory illnesses in some people.

Maintaining a reasonable balance between heating, ventilation and insulation can reduce excessive condensation however, a major review of lifestyle and occupation of the property is often necessary.

In the short-term you should wipe off the condensed water from windows and sills every morning during the condensation season. Wring out the cloth into a sink rather than drying out on a radiator.

Mould Cleaning

Regular cleaning away of mould is vital. To remove mould, wipe down walls and window frames with a preparatory mouldicide or fungicidal wash which carries a Health and Safety Executive approval number. Follow the manufacturer's instructions precisely which will provide longer term prevention. Spray containers of mouldicide can be obtained from chemists and retailers. Mould kits can be obtained from specialist suppliers.

Dry clean mildewed clothes and shampoo carpets. Disturbing the mould by brushing or vacuum cleaning can increase the risk of distribution of spores and respiratory problems.

After treatment, redecorate using a good quality fungicidal paint to help prevent mould. Note: this paint is not effective if over-coated with ordinary paints, emulsion or wallpaper. You can also obtain a mouldicide solution additive to mix with the paint. When wallpapering, use a paste containing a fungicide to prevent further mould growth.

Using a **dehumidifier** can control the airborne moisture and help reduce this problem, however dehumidifiers will not solve the **cause(s)** of the condensation problem.

The only lasting way of avoiding severe mould is to eliminate the cause of the dampness – condensation.

call **0844 375 4301**

TEA TIME!

Always cook with pan lids on and turn the heat down once the water has boiled.

How to avoid condensation

Produce less moisture

Reduce the potential for condensation by producing less water.

Always cook with pan lids on and turn the heat down once the water has boiled.

Only use the minimum amount of water for cooking vegetables.

When filling the bath, run the cold water first then add the hot – it will reduce the steam which leads to condensation by up to 90%.

Never dry laundry on radiators.

Dry washing outdoors if possible, or put it in the bathroom with the door closed and the window open or extractor fan on.

Extractor Fans should be automatically humidistat controlled – not solely activated by a light switch.

If you use a tumble dryer, make sure it is vented to the outside (DIY kits are available for this) or that the tumble dryer is of the new condensing type.

Don't use your gas cooker to heat your kitchen as it produces moisture when burning gas (you will notice the windows misting up).

Never use bottled gas heaters (Calor etc.) as they produce about 8 pints of moisture from an average-sized gas bottle.

Ventilate to remove moisture

You can ventilate your home without making draughts.
Some ventilation is needed to get rid of the moisture being produced at the time, including that from people's breathing. Keep trickle vents open at all times, alternatively open small window/top lights.

WANT TO KNOW MORE? *visit* ***www.property-care.org***

BATH TIME!

When filling the bath, run the cold water first then add the hot **– it will reduce the steam which leads to condensation by up to 90%.**

Use passive Vapour Vents if no trickle vents are fitted to windows

Do not have airbricks fitted at low levels.

Kitchen and bathrooms require more ventilation due to cooking, washing, bathing and drying creating high levels of moisture which means opening windows.

Ideally these rooms should be fitted with humidistat controlled extractor fans (these work automatically when humid air is detected.

Close the bathroom and kitchen doors when these rooms are in use, even if the kitchen or bathroom has extractor fans. This stops the moisture reaching other rooms, especially bedrooms which are often colder and more vulnerable for condensation.

Allow space for the air to circulate in and around your furniture.

Open doors to ventilate cupboards and wardrobes.

Leave space between the backs of wardrobes and the wall.

Where possible, position wardrobes and furniture against internal walls i.e. walls which have a room on both sides rather than external walls.

To reduce the risk of mildew on clothes and other stored items, allow air to circulate round them by removing 'false' wardrobe backs or drilling breather holes in them.

You can place furniture on blocks to allow air to circulate beneath.

Never overfill wardrobes and cupboards as it restricts air circulation.

The use of Positive Pressure FLAT or LOFT ventilation systems can be considered, whereby fresh, dry filtered air at ambient temperature is introduced continuously into the property – diluting and displacing stale, moist air and reducing the cause of condensation within the property.

call **0844 375 4301**

KEEP WARM!

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day,

How to avoid condensation

Heat your home a little more

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day, even when there is no one at home. This is very important in flats and bungalows and other homes where the bedrooms are not above a warm living room.

If you have central heating, set it to provide background warmth in ALL rooms including unused rooms. Otherwise install suitable thermostatically controlled heaters where necessary.

The thermostats will help control heating and costs, remember to provide background ventilation at the same time.
Use the heating system on a regular balanced cycle **with all radiators working to all rooms during colder periods.**

DO NOT USE PARAFFIN OR BOTTLED GAS HEATERS FOR THIS PURPOSE.

Insulate and draft proof

Draughtproofing of windows and outside doors will help keep your home warm which should result in lower fuel bills. When the home is warmer, condensation is less likely to occur.

When draftproofing:

Do not block permanent ventilators

Do not block unused chimney breasts – fit a ventilator/air brick

Do not draughtproof rooms where there is a fuel burning heater (e.g. Gas Fire)

Do not draughtproof windows in bathrooms and kitchens

WANT TO KNOW MORE? *visit* ***www.property-care.org***

Insulation should also be considered for:

- Roofs
- Cavity walls
- Sloping ceilings (soffit)

If you have sloping ceilings, under roof slopes, these are traditionally poorly insulated. Sloping soffits can be insulated internally with dry-lining or insulated plasterboard - otherwise the roof requires stripping back to fit insulation between the rafters.

call **0844 375 4301**

A guide to the causes and how
to remedy the problem



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BASEMENTS • DAMP PROOFING • TIMBER PRESERVATION

PCA
Property Care
ASSOCIATION

11 Ramsay Court, Kingfisher Way, Hinchingbrooke Business Park, Huntingdon, PE29 6FY
Tel: 0844 375 4301 *www.property-care.org*

HOME REPORT COMPANY

EDINBURGH HEAD OFFICE
14 Rutland Square
Edinburgh
EH1 2BD
Phone: 0131 608 0175

GLASGOW
272 Bath Street
Glasgow
G2 4JR
Phone: 0141 433 8011

ABERDEEN
12A Carden Place
Aberdeen
AB10 1UR
Phone: 01224 660 695

info@homereportcompany.co.uk

www.homereportcompany.co.uk