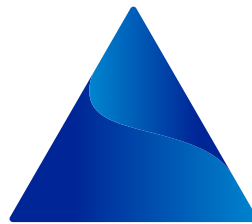




Home Report

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CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction



Contents

1. Scottish Single Survey
 2. Energy Performance Certificate
 3. Property Questionnaire
 4. Appendices
-



Scottish Single Survey



Single Survey

survey report on:

Property address	1/2 13 Ruthven Street Glasgow G12 9BY
Customer	P Kearns
Customer address	
Prepared by	Shepherd Chartered Surveyors
Date of inspection	20/08/2026



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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 Property¹.

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 marking the adjacent box.

☐

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

1.2 THE REPORT

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

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

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

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

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

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

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 Report².

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

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

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
- 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.

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

Terms and Conditions

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.

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.

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

Description	The subjects comprise a purpose built first floor flat located within a five storey block containing eight flatted dwellings in total.
Accommodation	FIRST FLOOR - Entrance Vestibule leading to Entrance Hallway, Two Bedrooms, Bathroom with WC, Dining Kitchen and Living Room.
Gross internal floor area (m²)	97m ² or thereby.
Neighbourhood and location	The subjects are located within the Dowanhill district of Glasgow's established West End where surrounding properties vary in age and character. Adequate local shopping, educational and public transport facilities are available close by. The subjects are located in a mixed residential and commercial location within the Glasgow West Conservation Area.
Age	Believed to be constructed circa 1900s.
Weather	Overcast.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. Chimney stacks were seen to be a combination of stone and brick construction overlaid with render finish.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof is believed to be of pitched tiled design, however, due to affordable sight lines, confirmation would be prudent. No access to the roof void was undertaken due to this being outwith the scope of inspection. The roof incorporates a skylight which provides natural daylight to the communal areas. Roof structures with glazed infills can often incur a higher degree of maintenance and costs.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Rainwater goods serving the subjects were seen to be formed in a combination of uPVC and cast-iron materials.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of solid sandstone construction. The main walls have been repointed within a relatively recent period and any documentation for this, where available, should be obtained.

Single Survey

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. The subjects are accessed by way of timber glazed secure entry doors in the front and rear elevations of the block. The flat itself is accessed by way of the original double leaf timber storm door leading to a timber glazed door. Windows within the property are of timber sash and case design containing single glazed units. The windows appear to have been serviced within a relatively recent period and any documentation for this, where available, should be obtained.
External decorations	Visually inspected. External decorations incorporate paint and stained finishes.
Conservatories / porches	None.
Communal areas	Circulation areas visually inspected. The subjects are accessed by way of a communal stairwell which provides access to each level. We have also been informed by the vendor that there is shared storage at the lower level of the block, while no inspection was made it is assumed to be suitable for basic storage only.
Garages and permanent outbuildings	None.
Outside areas and boundaries	Visually inspected. There are communal garden grounds to the rear of the property. Confirmation of the separation of land can be confirmed via the Title Deeds. Boundaries are predominantly of masonry construction along with mature vegetation.

Single Survey

Ceilings	Visually inspected from floor level. Ceilings within the property are a combination of timber lath and plaster and plasterboard materials. Some ceilings within the property appear to have been lowered and consequently our inspection was limited.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Walls are of plaster and plasterboard finishes.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. 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. Flooring within the property is predominantly of suspended timber construction. Some floor coverings were present which restricted the scope of inspection.
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 joinery incorporates timber skirtings and door facings, together with internal pass doors of timber construction, some with glazed infills. The kitchen incorporates base and wall mounted units.

Single Survey

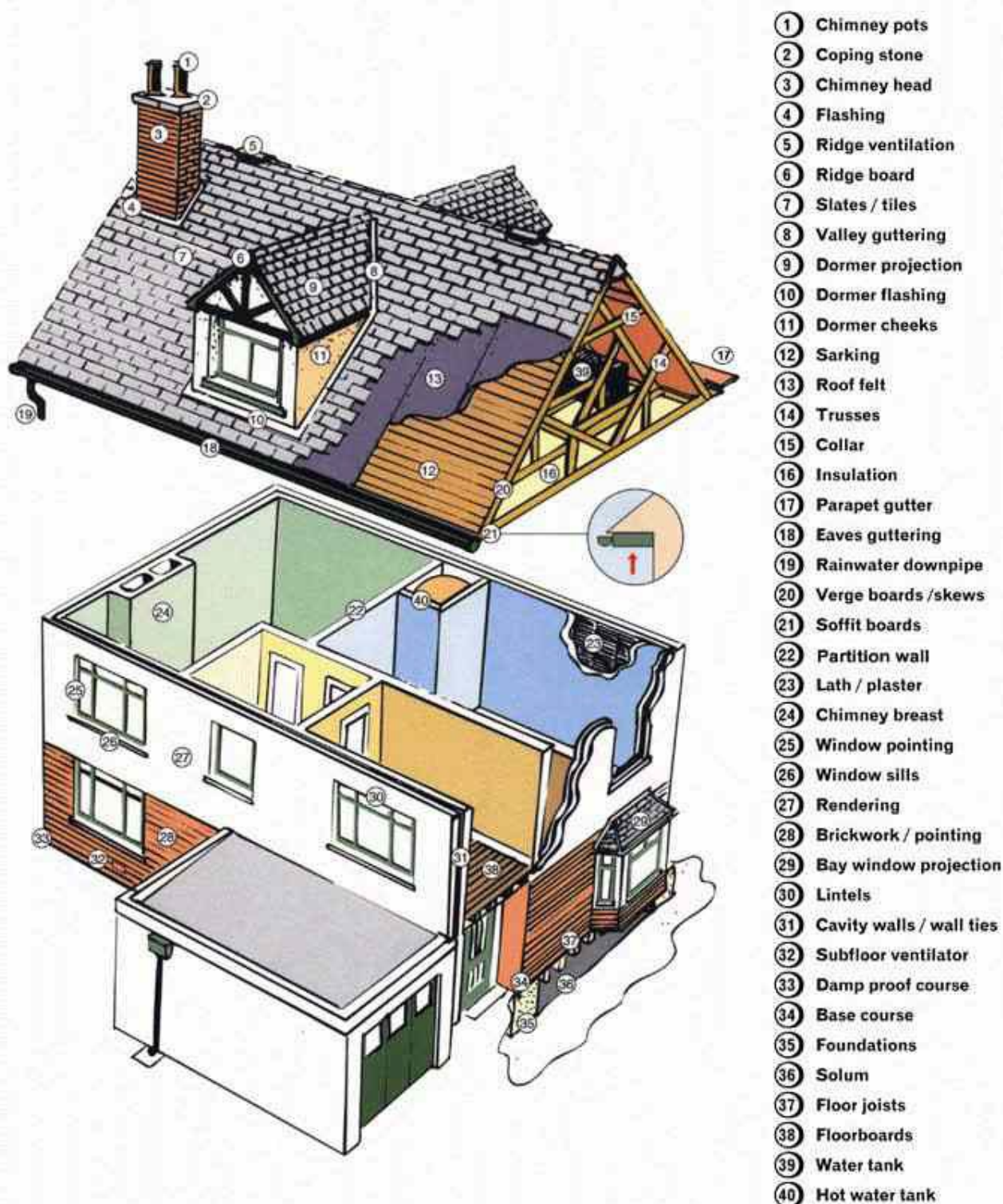
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a gas Living Flame fireplace located within the living room. All other fireplaces in the property appear to be blocked over or no longer in use. No tests have been taken.
Internal decorations	Visually inspected. Internal decoration incorporates paint, paper, tiled and textured finishes.
Cellars	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 on. The electrical switchgear is located within the hall cupboard. Electricity is from the mains.
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 on. Gas is from the mains.

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. Water is from the mains. Water piping, where visible, was run in copper and PVC. We would highlight that it is possible in a property of this age to have lead pipework still in use but hidden from view. A suitably qualified contractor can give further advice in this regard. The bathroom suite comprises a bath with shower, WC and wash-hand basin.
Heating and hot water	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. Domestic heating and hot water are provided by way of a gas fired boiler wall mounted within the kitchen cupboard which vents by way of a flue to the rear elevation of the property. The boiler appears to have been upgraded within a relatively recent time and all documentation for this, where available, should be obtained.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.
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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. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. The property was fully furnished and had some floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings. Windows and external doors were not all fully opened or tested. No access was available to any sub-floor areas. Full and safe access was not available to the roof void area due to being outwith the scope of inspection. Some areas of the external building fabric including some roof pitches/chimneys/elevations were not fully or closely inspectable from the surrounding ground level, due to the confines of the site. Wall panelling/decorative finishes prevented accurate damp readings being taken. No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition. The cold water rising main was not fully inspectable.
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Sectional Diagram showing elements of a typical house



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

Single Survey

2. Condition

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

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



Structural movement

Repair category	1
Notes	Evidence of settlement/movement has affected the building reflected by distortion to main walls. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.



Dampness, rot and infestation

Repair category	2
Notes	Localised damp meter readings were recorded within the property predominantly within the bathroom. Above average damp readings were obtained to localised sections of wall lining. A precautionary check of the entire property should be carried out by a reputable timber and damp specialist prior to purchase.



Chimney stacks

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



Roofing including roof space

Repair category	1
Notes	No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.

Single Survey



Rainwater fittings

Repair category	1
Notes	Within the limitations of our inspection rainwater goods were seen to be free from significant defect. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.



Main walls

Repair category	2
Notes	As previously mentioned, the main walls have been repointed and resurfaced in sections and all documentation for this, where available, should be obtained. Notwithstanding this, localised sections of weathering were noted and ongoing care and maintenance should be anticipated.



Windows, external doors and joinery

Repair category	2
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted. Windows are single glazed/timber framed/sash and case design and a degree of regular ongoing maintenance may be required including attention to framework, sash cords and other components. As previously mentioned, windows pertaining to the property appear to have been serviced within a relatively recent period. However, localised weathering was noted to mastic and the external timbers and ongoing care and maintenance should be anticipated.



External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.

Single Survey



Conservatories/porches

Repair category	N/A
Notes	None.



Communal areas

Repair category	1
Notes	We understand the communal areas are maintained by a factor contract. Enquires should be made to ascertain the arrangement and cost associated prior to purchase.



Garages and permanent outbuildings

Repair category	N/A
Notes	None.



Outside areas and boundaries

Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.



Ceilings

Repair category	2
Notes	Some cracked/uneven ceiling plaster was noted and some repairs may be required at the time of redecoration or disturbance.



Internal walls

Repair category	2
Notes	Cracked/bossed wall plaster was noted and repairs may be required at the time of disturbance or redecoration.



Floors including sub-floors

Repair category	2
Notes	Wear and tear was noted to flooring along with scorch marks and repairs may be required.

Single Survey



Internal joinery and kitchen fittings

Repair category	2
Notes	Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings etc. and future maintenance or upgrading should be anticipated. The kitchen is in a condition that would benefit from upgrading.



Chimney breasts and fireplaces

Repair category	2
Notes	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused. A number of fireplaces within the property are blocked over and are no longer in use. It is assumed that the chimneys are adequately vented with the chimneys capped. Ventilators should be fitted to prevent the build-up of dampness within the chimney flue.



Internal decorations

Repair category	1
Notes	The internal decoration will require to be upgraded dependant on individual taste.



Cellars

Repair category	N/A
Notes	None.



Electricity

Repair category	2
Notes	The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations. Aspects of the electrical installation are mixed lines and the system should be checked as a precaution by a registered electrician and upgraded if necessary.

Single Survey



Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	2
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas. The cold water rising main was not fully inspectable. Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects. The bathroom is in a condition consistent with use and upgrading would prove beneficial.



Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



Drainage

Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

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

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

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

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

The property is situated in an area of past/current mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

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

The property is located in the Glasgow West Conservation Area and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Environment Scotland.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £500,000 (FIVE HUNDRED THOUSAND POUNDS).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £280,000 (TWO HUNDRED AND EIGHTY THOUSAND POUNDS).

Single Survey

Signed	<i>Antony Burns</i> Electronically signed :- 02/10/2026 10:09
Report author	Antony Burns
Company name	J & E Shepherd Chartered Surveyors
Address	31 Byres Road Glasgow G11 5RD
Date of report	20/08/2026

Mortgage Valuation Report



Property Address

Address 1/2, 13 Ruthven Street, Glasgow, G12 9BY
Seller's Name P Kearns
Date of Inspection 20/08/2026

Property Details

Property Type ☐ House ☐ Bungalow ☐ Purpose built maisonette ☐ Converted maisonette
☐ Purpose built flat ☐ Converted flat ☒ Tenement flat ☐ Flat over non-residential use
☐ Other (specify in General Remarks)

Property Style ☐ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace
☐ Back to back ☐ High rise block ☒ Low rise block ☐ Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police? ☐ Yes ☒ No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? ☐ Yes ☒ No
No. of units in block

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)
Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☐ Parking space ☒ No garage / garage space / parking space

Available on site? ☐ Yes ☒ No

Permanent outbuildings:

None

Mortgage Valuation Report

Construction

Walls ☐ Brick ☒ Stone ☐ Concrete ☐ Timber frame ☐ Other (specify in General Remarks)
Roof ☒ Tile ☐ Slate ☐ Asphalt ☐ Felt ☐ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? ☒ Yes ☐ No

If Yes, is this recent or progressive? ☐ Yes ☒ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating and any non mains services:

Gas fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

☐ Rights of way ☒ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☐ Residential within town / city ☒ Mixed residential / commercial ☐ Shared service connections
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? ☐ Yes ☒ No

If Yes provide details in General Remarks.

Roads

☒ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☐ Adopted ☐ Unadopted

Mortgage Valuation Report

General Remarks

The subjects comprise a purpose built first floor flat located within a five storey block containing eight flatted dwellings in total.

The subjects are located within the Dowanhill district of Glasgow's established West End where surrounding properties vary in age and character.

Adequate local shopping, educational and public transport facilities are available close by.

The subjects are located in a mixed residential and commercial location within the Glasgow West Conservation Area.

Evidence of settlement/movement has affected the building reflected by distortion to main walls. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

Localised damp meter readings were recorded within the property predominantly within the bathroom.

Above average damp readings were obtained within the bathroom. A precautionary check of the entire property should be carried out by a reputable timber and damp specialist prior to purchase.

The property is situated in an area of past/current mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

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

The property is located in the Glasgow West Conservation Area and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Environment Scotland.

As previously mentioned, the external and communal fabric of the building has benefitted from extensive improvement works in recent times. A schedule of the works is attached to the end of the report.

Essential Repairs

None

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

Mortgage Valuation Report

Valuation

Market value in present condition	£	280,000
Market value on completion of essential repairs	£	
Insurance reinstatement value	£	500,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)		
Is a reinspection necessary?	☐ Yes	☒ No

Declaration

Signed	<i>Antony Burns</i> Electronically signed :- 02/10/2026 10:09
Surveyor's name	Antony Burns
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	31 Byres Road, Glasgow, G11 5RD
Telephone	0141 353 2080
Email Address	glasgow@shepherd.co.uk
Date of Inspection	20/08/2026



Energy Performance Certificate



Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT 1/2 , 13 RUTHVEN STREET, GLASGOW, G12 9BY

Dwelling type: Mid-floor flat
Date of assessment: 20 August 2026
Date of certificate: 24 August 2026
Total floor area: 97 m²
Primary Energy Indicator: 154 kWh/m²/year

Reference number: 4800-8701-0222-7028-1863
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

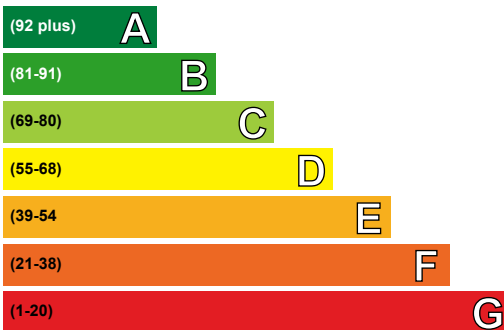
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£3,378	See your recommendations report for more information
Over 3 years you could save*	£915	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	79

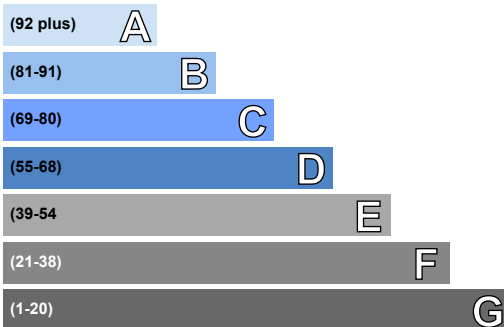
Energy Efficiency Rating

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 C (72)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
75	85

Environmental Impact (CO₂) Rating

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

Your current rating is **band C (75)**.

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	£276.00
2 Draughtproofing	£150 - £250	£144.00
3 Double glazed windows	£4,500 - £6,000	£498.00

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](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 27 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.6 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 1.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

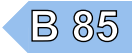
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,397 over 3 years	£1,479 over 3 years	
Hot water	£816 over 3 years	£816 over 3 years	
Lighting	£165 over 3 years	£168 over 3 years	
Totals	£3,378	£2,463	

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	£92		
2 Draughtproofing	£150 - £250	£48		
3 Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£166		

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.

energy
saving
trust

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 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.

3 Double glazed windows

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,015.43	N/A	N/A	N/A
Water heating (kWh per year)	2,128.93			

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. Antony Burns
Assessor membership number:	EES/023012
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.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](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



property questionnaire

Property address	1/2 13 Ruthven Street Glasgow G12 9BY
Seller(s)	P Kearns
Completion date of property questionnaire	01/09/2026

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?	26 years
2.	Council tax	
	Which Council Tax band is your property in?	D
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage No • Allocated parking space No • Driveway No • Shared parking No • On street Yes • Resident permit Yes • Metered Parking No • Other (please specify): 	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

property questionnaire

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)?	No
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u>, please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
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). <u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). Gas	Yes

property questionnaire

	<u>If you have answered yes</u>, please answer the three questions below:		
	i) When was your central heating system or partial central heating system installed? 40 years ago		
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:		No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).		
8.	Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old?		No
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?		No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Yes	Don't know
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	Don't know
	Mains drainage	Yes	Local Authority
	Telephone	No	

property questionnaire

	Cable TV or satellite	Yes	Don't know
	Broadband	No	
b.	Is there a septic tank system at your property?	No	
	<u>If you have answered yes, please answer the two questions below:</u>		
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank?		
	<u>If have answered yes, details of the company with which you have a maintenance contract:</u>		
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?	No	
	<u>If you have answered yes, please give details:</u>		
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Yes	
	<u>If you have answered yes, please give details:</u>		
	JB&G Forsyth have been property managers since I have owned the flat. They manage all maintenance and minor and major repairs. All flat owners contribute to these costs equally,		
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes	
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	
	<u>If you have answered yes, please give details:</u>		
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	
	<u>If you have answered yes, please give details:</u>		
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	

property questionnaire

	<u>If you have answered yes, please give details:</u>	
12.	Charges associated with the property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u> J. B. & G. FORSYTH 213 West George Street Property Management Services Email: mail@jbgforsyth.co.uk Web: jbgforsyth.co.uk Glasgow, G2 2LW Tel: 0141-332-8761 Fax: 0141 332 9294 Property Factor ID: PF000187	Yes
b.	Is there a common buildings insurance policy? <u>If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?</u>	Yes 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. See above	
13.	Specialist work	
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? <u>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</u>	No
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? <u>If you have answered yes, please give details:</u>	No
c.	<u>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</u> <u>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the</u>	

property questionnaire

	work carried out. This may be shown in the original estimate. Guarantees are held by:	
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	Yes
	(ii) Roofing	Yes
	(iii) Central heating	Don't know
	(iv) National House Building Council (NHBC)	Don't know
	(v) Damp course	Don't know
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	<u>If you have answered 'yes' or 'with title deeds'</u> , please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes</u> , please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes</u> , please give details:	No
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
	<u>If you have answered yes to any of a–c above</u> , 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)

property questionnaire

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief

Name(s): Paul Kearns

Date: 01/09/2026



Appendices





WISEMAN ASSOCIATES LTD

Chartered Building Surveyors

4th November 2025

Our ref: GD/lb/3698

David Hutchinson
J B & G Forsyth
213 West George Street
Glasgow
G2 2LW

Dear David

**RE-ROOFING & FABRIC REPAIRS
13 RUTHVEN STREET, GLASGOW**

We refer to the above contract and confirm that works have now been taken to completion, all to the satisfaction of the undersigned and enabling final account documentation to be circulated.

We enclose the following documentation:

- Final account
- Contract Instructions No's 1-6
- Explanation of Final Account and Contract Instructions document
- Penultimate Certificate for Payment
- Contractor's Penultimate Invoice
- Final invoice from WA Ltd
- 2.no invoices from CVDP in connection with principal designer duties
- 1.no invoice from Brunton Drawing Co in connection with preparation of elevation drawings
- 1.no invoice from Asbestos Building Surveys
- 1.no invoice from KGB Enterprises
- 1.no invoice from J B & G Forsyth for additional administrative charges
- Certificate of Practical Completion

Cont'd...



Greig Douglas BSc (Hons) MRICS – Director
Douglas House, 9 Parkhall Street, East Kilbride, G74 4JT
Telephone: 01355 233499 Email : greigdouglas@wisemanassociates.co.uk



Monies were originally ingathered for this project on the basis of our Updated Costs document dated 7th June 2023 highlighting a bottom-line figure of £308,874.50, this figure inclusive of VAT, professional fees, contingencies and further allowances set aside for rot and structural works.

We confirm that the costs for this now completed project are as follows:

Archibald McCorquodale & Son Ltd final account	£215,997.90
--	-------------

Professional Fees & Further Incurred Costs

Contract Administration (10% of contract value)	£21,599.79	
CVDP invoices in connection with principal designer duties	£1,795.00	
Invoice from ABS	£340.00	
Invoice from J B & G Forsyth for additional administrative charges (1% of contract value)	£2159.98	£25,894.77
		£241,892.67
VAT @ 20%		£48,378.53
		£290,271.20
Brunton Drawing Co (invoice not applicable to VAT) for application of statutory consents		£2,600.00
Invoice from KGB Enterprises (invoice not applicable to VAT)		£70.00
		£292,941.20

You will note that the project has come in below those monies originally budgeted for with there now being a requirement for GCC to satisfy themselves that all of the items within the account are deemed grant eligible enabling for the final reconciliation of these accounts via J B & G Forsyth and once completed allow if applicable for the return of any surplus funds to owners.

We confirm that a copy of the final account documentation (including explanatory notes document and all contract instructions) together with this letter and Certificate of Practical Completion has been circulated to the owners for their information and retention.

As highlighted in the penultimate certificate for payment there is a retention of 2.5% which will be retained throughout the defect's liability period stipulated in the contract documents as 12 months and highlighted in the certificate of practical completion as expiring on 30th October 2026. This is the date 12 months from when Wiseman Associates Ltd deemed the contract to effectively be complete. At expiry of the defects liability period a further inspection will be completed via Wiseman Associates Ltd and should all of the works carried out through this contract be found to be in good order a making good defects certificate and a final certificate for payment will be raised allowing for release of final retention monies.

Cont'd...



We are delighted to have now brought this project to a successful conclusion with the property having been transformed in terms of its appearance and returned to what will be a maintainable condition for many years to come, our opinion on the transformation of the property something we hope is shared by owners.

We would like to take this opportunity to thank all parties for their ongoing cooperation throughout the project all of which was greatly appreciated.

Yours sincerely

Greig Douglas

Greig Douglas BSc (Hons) MRICS
WISEMAN ASSOCIATES LTD
Encs

Copy: GCC, Owners, CVDP

RE-ROOFING & FABRIC REPAIRS
13 RUTHVEN STREET, GLASGOW

FINAL ACCOUNT

		Approved Costs	Valuation 1	Valuation 2	Valuation 3	Valuation 4	Final Account
	Preliminaries	£ -	£ -	£ -	£ -	£ -	£ -
1.0	General						
	1 Scaffolding, staging, ladders, harps, propping, shoring etc	£ 17,862.00	£ 14,000.00	£ 15,000.00	£ 16,075.80	£ 16,862.00	£ 17,862.00
	2 Local authority approvals	£ 1,250.00	£ 800.00	£ 950.00	£ 1,125.00	£ 1,250.00	£ 1,250.00
	3 Plant hire, equipment, hoists, skips etc	£ 11,020.00	£ 2,000.00	£ 4,500.00	£ 8,816.00	£ 10,469.00	£ 11,020.00
	4 Protection of premises	£ 640.00	£ 150.00	£ 300.00	£ 480.00	£ 608.00	£ 640.00
	5 Safe access to the property	£ 478.00	£ 100.00	£ 200.00	£ 358.50	£ 454.10	£ 478.00
	6 Damage of property when delivering materials to site	£ 540.00		£ 200.00	£ 405.00	£ 513.00	£ 540.00
	7 Adherence to health & safety regulations	£ 320.00		£ 100.00	£ 240.00	£ 304.00	£ 320.00
	8 Protection of scaffold	£ 580.00		£ 200.00	£ 435.00	£ 551.00	£ 580.00
	9 Allow for fitting plywood and felt to top and bottom lifts of scaffold	£ 828.00	£ 500.00	£ 600.00	£ 828.00	£ 786.60	£ 828.00
	10 Prov sum for making good of landscaped areas at completion	£ 750.00					
	11 Professional clean to all windows	£ 860.00					£ 860.00
	12 Prov sum for asbestos refurbishment survey	£ 375.00					
2.0	Downtaking Works						
	1 Allow for stripping slates and felt	£ 3,836.00	£ 3,836.00	£ 3,868.00	£ 3,836.00	£ 3,836.00	£ 3,836.00
	2 Allow for removing materials to chimneys, skews, bays, rear flat roof and copes	£ 396.00		£ 396.00	£ 396.00	£ 396.00	£ 396.00
	3 Allow for thoroughly brushing down all exposed timbers	£ 312.00		£ 312.00	£ 312.00	£ 312.00	£ 312.00
	4 Prov sum for relocating of satellite dishes, aerials, cabling, brackets etc	£ 1,000.00		£ -	£ 1,000.00	£ 1,000.00	£ 1,000.00
	5 Allow for the removal of rear and front gutters	£ 326.00		£ 326.00	£ 326.00	£ 326.00	£ 326.00
	6 Allow for disposing off site bottom 2.no boards of sarking at full perimeter to roof	£ 956.00		£ 956.00	£ 956.00	£ 956.00	£ 956.00
	7 Allow for stripping out cupola	£ 612.00		£ 612.00	£ 612.00	£ 612.00	£ 612.00

3.0	Roofing / Lead Works						
	<u>Chimney Works</u>						
	1 Prov sum for repairs to chimneys	£ 2,000.00	£ 1,000.00	£ 1,202.00	£ 3,202.00	£ 4,702.00	1
	2 Allow for shuttering and pouring new cope to front 8-pot chimney	£ 2,004.00	£ 2,004.00	£ 2,004.00	£ 2,004.00	£ 2,004.00	
	3 Allow for removing defective materials/render to identified chimneys	£ 1,862.00	£ 1,862.00	£ 1,862.00	£ 1,862.00	£ 1,862.00	
	4 Allow for rendering to chimneys	£ 2,418.00	£ 2,418.00	£ 2,418.00	£ 2,418.00	£ 2,418.00	
	5 Allow for raking out and repointing with lime pointing materials to chimneys	£ 880.00	£ 880.00	£ 880.00	£ 880.00	£ 880.00	
	<u>Gutter Works</u>						
	6 Allow for cleaning down wall head to front elevation and fit code 4 lead cloak	£ 1,492.00	£ 1,492.00	£ 1,492.00	£ 1,492.00	£ 1,492.00	
	7 Allow for fitting new powder coated pressed aluminium gutter	£ 2,902.00	£ 2,902.00	£ 2,902.00	£ 2,902.00	£ 2,902.00	
	8 Allow for fitting exterior quality hardwood fascia	£ 744.00	£ 744.00	£ 744.00	£ 744.00	£ 744.00	
	9 Allow for fitting powder coated pressed aluminium half round deep flow gutters	£ 1,488.00	£ 1,488.00	£ 1,488.00	£ 1,488.00	£ 1,488.00	2
	10 Prov sum for carrying out localised repairs to rainwater goods	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	
	<u>Lead Preparation Works</u>						
	11 Allow for fixing 18mm exterior plywood at various areas	£ 2,614.00	£ 2,614.00	£ 2,614.00	£ 2,614.00	£ 2,614.00	
	12 Allow for fitting underlay on top of new plywood gutter boards	£ 388.00	£ 388.00	£ 388.00	£ 388.00	£ 388.00	
	<u>Skew Gutters including Chimneys</u>						
	13 Fit code 6 lead to plywood gutter boards	£ 4,214.00	£ 4,214.00	£ 4,214.00	£ 4,214.00	£ 4,214.00	
	14 Allow for fitting code 6 lead apron flashings	£ 1,986.00	£ 1,986.00	£ 1,986.00	£ 1,986.00	£ 1,986.00	
	15 Fit code 6 lead covering to copes	£ 2,998.00	£ 2,998.00	£ 2,998.00	£ 2,998.00	£ 2,998.00	
	<u>Bays / Flat Roof At Rear</u>						
	16 Fit code 6 lead to plywood gutter boards	£ 7,608.00	£ 7,608.00	£ 7,608.00	£ 7,608.00	£ 7,608.00	
	<u>Ridges</u>						
	17 Allow for new timber bottle at ridges and capping with code 6 lead	£ 1,894.00	£ 1,894.00	£ 1,894.00	£ 1,894.00	£ 1,894.00	

[illegible]

at £131.02 = £262.04, 2.no off sets at £87.36 = £174.72, fixings and sealant at £63.16, plumber 30 hours at £47/hour and apprentice 24 hours at £26/hour

⁵ Allow for 88.no stone repairs of 0.25m² at £33 per repair and 32.no of 0.5m² at £66 per repair

⁶ * Allow for full wash to entire elevation	£1750	
* 22.no crack repairs at £42 each	£924	
* Removal of 61.no historic scaffold ties at £28 each	£1708	
* Localised brick ups at pipes 6.no at £28.88 each	£173.28	
* Rake out and repoint LHS risband joint	£355	Total £4,910.28

⁷ Repointing to full elevation, 240m² at £33.60 per m²

⁸ 64 lin.m of mortar fillet works completed to agreed specification and at agreed rate of £18.45 per lin.m

⁹ * Allow for full wash to entire elevation	£1520	
* 9.no crack repairs at £42 each	£378	
* Removal of 38.no historic scaffold ties at £28 each	£1064	
* Sealing of LHS and RHS risband joints at £292 each	£584	Total £3,546

Contract Instruction

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride
G74 4JT



Site Address	Description of Work
13 Ruthven Street Glasgow	Re-Roofing & Fabric Repairs

Contractor/address	Job reference
Archibald McCorquodale & Son Ltd 1-3 Evanton Place Glasgow, G46 8JE	BS WA 3698
	Issue date
	03-Jul-25
	Instruction no
	1

The contract sum will be adjusted where applicable in accordance with the terms of the relevant contract condition		For office use: approximate costs	
Instruction		Omit £	Add £
1 Allow for the erection of additional scaffold to rear left hand mutual chimney, as highlighted in terms of position on attached plan, providing full access to both front and rear elevations of this chimney which required scaffolding to extend onto neighbouring roof and beyond where originally insitu to facilitate original specified works			£ 1,510.00
2 Allow for the completion of additional repairs to chimney following introduction of scaffold as noted above, including additional pointing, stone repair and the supply and fitting of two new chimney pots with compatible cowls.			£ 680.00
☒ Contractor ☒ Employer ☐ Quantity Surveyor	☐ Project Manager ☐ Clerk of Works ☐ Structural Engineer	☐ M&E Consultant ☐ Fire	Amount of contract sum Approximate value of previous instructions Sub-total Approximate value of this instruction Approximate adjusted total
<i>Greig Douglas</i>			£ 2,190.00

Signature of Chartered Surveyor / Contract Administrator

Contract Instruction

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride
G74 4JT



Site Address

13 Ruthven Street
Glasgow

Description of Work

Re-Roofing & Fabric Repairs

Contractor/address

Archibald McCorquodale & Son Ltd
1-3 Evanton Place
Glasgow, G46 8JE

Job reference

BS WA 3698

Issue date

03-Jul-25

Instruction no

2

The contract sum will be adjusted where applicable in accordance with the terms of the relevant contract condition

Instruction

- 1 Allow for the completion of all necessary timber works allowing for replacement of structural timbers to full perimeter of existing cupola opening, providing structural integrity and enabling increased upstands to be obtained for installation of new arrangement.
- 2 Allow for additional timber strapping to walls below cupola as instructed on site via WA with these areas previously specified for plasterboard to be dot and dabbed, this included all necessary materials together with two operatives for one full day.

For office use: approximate costs

Omit
£

Add
£

£ 1,654.00

£ 736.00



Contractor



Project Manager



M&E Consultant



Employer



Clerk of Works



File



Quantity Surveyor



Structural Engineer



Greig Douglas

Amount of contract sum

Approximate value of previous instructions

Sub-total

Approximate value of this instruction

Approximate adjusted total

£ 2,390.00

Signature of Chartered Surveyor / Contract Administrator

Contract Instruction

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride
G74 4JT



Site Address	Description of Work
13 Ruthven Street Glasgow	Re-Roofing & Fabric Repairs

Contractor/address	Job reference
Archibald McCorquodale & Son Ltd 1-3 Evanton Place Glasgow, G46 8JE	BS WA 3698
Issue date	30-Oct-25
Instruction no	3

The contract sum will be adjusted where applicable in accordance with the terms of the relevant contract condition		For office use: approximate costs	
Instruction		Omit £	Add £
1 Allow for the completion of plumbing alterations in attic to identified ventilation pipe on instruction of WA and extending to external vent.			£ 148.00
2 Allow for the supplying and fitting of additional materials to box in below cupola and fit onto the top of 4.no sides on instruction of WA.			£ 668.00
3 Allow for the completion of internal works within flat 3-2 as a direct consequence of the roofing works including taking down of defective ceiling, fitting of new ceiling and thereafter completion of all plaster repairs leaving areas ready for decoration by others (including all protective measures in occupied flat and access platform/scaffold)			£ 1,614.00
☒ Contractor	☐ Project Manager	☐ M&E Consultant	Amount of contract sum
☒ Employer	☐ Clerk of Works	☒ Pla	Approximate value of previous instructions
☐ Quantity Surveyor	☐ Structural Engineer		Sub-total
Greig Douglas			Approximate value of this instruction
			Approximate adjusted total
			£ 2,430.00

Signature of Chartered Surveyor / Contract Administrator

Contract Instruction

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride, G74 4JT



Site Address	Description of Work
13 Ruthven Street Glasgow	Re-Roofing & Fabric Repairs

Contractor/address	Job reference
Archibald McCorquodale & Son Ltd 1-3 Evanton Place Glasgow, G46 8JE	BS WA 3698
Issue date	30-Oct-25
Instruction no	4

The contract sum will be adjusted where applicable in accordance with the terms of the relevant contract condition

Instruction

- 1 Allow for the removal of 7.no windows in basement and supply and fitting of 7.no new windows.
- 2 Allow for completion of mastic repairs to the perimeter of above windows on completion of installation.
- 3 Allow for the emptying and clearing of basement areas in order to minimise the possibility of future rot issues and also ensure areas are left clear to complete window works noted above in line with current health & safety regulations.
- 4 Allow for specialist removal of 4.no tyres and 2.no gas canisters.
- 5 Allow for fitting of a new lock to basement door and supply of keys.
- 6 Allow for removal of rotted door frame identified in basement and making good.
- 7 Allow for completion of cast iron downpipe repair within basement to defective section (cracked), all on the instruction of WA

For office use: approximate costs

Omit £	Add £
	£ 3,956.00
	£ 320.00
	£ 4,021.00
	£ 200.00
	£ 138.00
	£ 156.00
	£ 762.00

- | | | |
|--|--|--|
| ☒ Contractor | ☐ Project Manager | ☐ M&E Consultant |
| ☒ Employer | ☐ Clerk of Works | ☒ Fire |
| ☐ Quantity Surveyor | ☐ Structural Engineer | |

Amount of contract sum
Approximate value of previous instructions

Sub-total
Approximate value of this instruction

Approximate adjusted total

£ 9,553.00

Freig Douglas

Signature of Chartered Surveyor / Contract Administrator

Contract Instruction

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride
G74 4JT



Site Address

Description of Work

13 Ruthven Street
Glasgow

Re-Roofing & Fabric Repairs

Contractor/address

Job reference

BS WA 3698

Archibald McCorquodale & Son Ltd
1-3 Evanton Place
Glasgow, G46 8JE

Issue date

30-Oct-25

Instruction no

5

The contract sum will be adjusted where applicable in accordance with the terms of the relevant contract condition

For office use: approximate costs

Instruction

- 1 Allow for making good stonework around pipework, all as identified following completion of pipe repairs under instruction of WA.
- 2 Allow for completion of localised stone repairs to lower level areas both front and rear identified via WA following removal of scaffolds with these areas only able to be fully viewed at that point.
- 3 Allow for additional wash to both front and rear, instructed via WA during works to suppress dust £700 x 2
- 4 Allow for supply and fitting of boxing to pipe chase at rear close door on instruction of WA.
- 5 Allow for fitting of new PVC fascia where identified and instructed at basement windows.
- 6 Allow for boxing in of conduit at front close door on instruction of WA.

Omit
£

Add
£

£ 500.00

£ 890.00

£ 1,400.00

£ 138.00

£ 112.00

£ 78.00

☒ Contractor ☐ Project Manager ☐ M&E Consultant

☒ Employer ☐ Clerk of Works ☒ File

☐ Quantity Surveyor ☐ Structural Engineer ☐

Amount of contract sum
Approximate value of previous instructions

Sub-total
Approximate value of this instruction

Approximate adjusted total

£ 3,118.00

Freig Douglas

Signature of Chartered Surveyor / Contract Administrator

Contract Instruction

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride
G74 4JT



Site Address	Description of Work
13 Ruthven Street Glasgow	Re-Roofing & Fabric Repairs

Contractor/address	Job reference
Archibald McCorquodale & Son Ltd 1-3 Evanton Place Glasgow, G46 8JE	BS WA 3698
	Issue date
	30-Oct-25
	Instruction no
	6

The contract sum will be adjusted where applicable in accordance with the terms of the relevant contract condition		For office use: approximate costs	
Instruction		Omit £	Add £
1 Allow for additional preparation works on instruction of WA to wall surfaces throughout stairwell and application of additional coat of paint to all ceilings and walls on instruction of WA due to original condition of paintwork.			£ 1,928.00
2 Allow for additional repairs on instruction of WA to outside section of stonework leading to front close door and subsequent decoration.			£ 412.00
3 Allow for ceiling of inner and outer facing of close door.			£ 192.00
4 Allow for raking out and repointing to steps at front entrance arrangement.			£ 388.00
☒ Contractor ☐ Project Manager ☐ M&E Consultant ☒ Employer ☐ Clerk of Works ☒ Fire ☐ Quantity Surveyor ☐ Structural Engineer ☐		Amount of contract sum Approximate value of previous instructions	
<i>Greig Douglas</i>		Sub-total Approximate value of this instruction	£ 2,920.00
		Approximate adjusted total	

Signature of Chartered Surveyor / Contract Administrator

Explanation on Final Account & Contract Instructions

Re-Roofing & Fabric Repairs **13 Ruthven Street, Glasgow**

Monies set aside on a provisional basis for the making good of landscaped areas in item 1.0.10 at completion of the project have not been claimed with a general tidy of the rear garden and where necessary cleaning of the front garden areas and steps undertaken under the banner of the project and at no additional cost to owners.

Item 1.0.12 – the provisional sum for the asbestos refurbishment survey has been deleted with this instructed directly via WA and completed by the company ABS (Asbestos Building Surveys).

Item 3.0.1 – the provisional sum for additional repairs to chimneys has been quantified to accurately reflect those works undertaken in addition to what was initially specified including the taking down and disposal of the rear mid slope arrangement which was impinging in terms of the position on the existing cupola and causing issues in terms of potential ingress in the short to medium term.

Item 3.0.10 - the provisional sum for completion of additional repairs to rainwater goods has been quantified to include clearing of pipes on a localised basis and on instruction of WA jetting and clearing to lower-level pipework at the rear.

Item 5.0.3 - overhaul of the front and rear doors and frames has been repriced on the basis of both of these doors found to be in a condition unable to remain in situ and requiring to be replaced in full.

Item 5.05 - the provisional sum for repairs to steel work at the basement ceiling upon closer inspection were not deemed to be necessary and therefore no requirement for these monies to be spent.

Item 6.1.2 – the item for the introduction of new cast iron rainwater conductors to the rear elevation have been repriced on the basis of those exact works undertaken all as approved via WA.

Item 6.1.5 - repairs to areas of damaged stone at the rear elevation have been quantified to accurately reflect those exact works undertaken.

Item 6.1.6 - has been quantified to highlight those additional repair works completed on instruction to the rear elevation with this detailed under footnote number six of the final account document.

Item 6.2.1 - initially set aside for re-pointing of 50% of the front elevation has increased to include for full re-pointing with pointing materials found to be in a condition unable to be salvaged and remain in situ.

Item 6.2.2 - an initial allocation of monies to complete a sympathetic restoration of pointing materials has been deleted with this superseded via repointing of the entire elevation in the item above.

Item 6.2.6 – specifying the introduction of a pointed tilting fillet over horizontal projections has been quantified to include for 64 linear meters of these works being undertaken.

Item 6.2.7 – for the introduction of new vent grills has been deleted, this work was not required due to the installation of new windows within the basement area quantified and included elsewhere.

Item 6.2.8 – the provisional sum for additional stone and pointing repairs to the front elevation has been quantified in footnote number nine accurately reflecting those exact works undertaken.

Item 6.2.9 - a dowel and stitch repair to the cracked front entrance step has been removed with this superseded via other repair and re-pointing detailed within the contract instructions to these stairs.

In relation to the Contract Instructions we note the following:

CI No.1

1. This included for erection of additional instructed scaffold to the rear left hand mutual chimney and completion of those repairs identified from this once erected.

CI No.2

1. This included for the completion of timber works to facilitate the replacement of the cupola and provide the structural integrity enabling increased upstands to be created as per the manufacturer's request.
2. Within this instruction included for timber strapping to walls below the cupola and thereafter fitted with plasterboard and left in a condition able to be plastered and subsequently decorated.

CI No.3

1. Included for plumbing alterations to an identified ventilation pipe in the attic.
2. Allowed for additional plating of areas below cupola to provide desired decorative finish.
3. Allowed for internal works within flat 3-2 as a direct consequence of rot and roof works and justified as an additional item through the contract.

CI No.4

1. Allowed for replacement of 7.no windows within basement and disposal of existing.
2. Allowed for the completion of the mastic repairs to perimeter of above windows following installation.
3. Allowed for a full clear of basement areas in order to remove future damp and rot issues and have areas left clear in compliance with health and safety for the introduction of new windows, including all disposal arrangements.
4. Allowed for specialist removal of 4.no tyres and 2.no gas canisters identified during clearing.
5. Allowed for fitting of a new lock on basement door.
6. Allowed for removal of identified rotted door frame.
7. Allowed for the replacement of the cast iron section of downpipe identified within basement as being defective.

CI No.5

1. Allowed for making good of pipe work in and around new pipes at rear on instruction of WA.
2. Allowed for localised stone repairs to lower-level front and rear elevations following removal of scaffold with these areas only able to be identified for repair at that point.
3. Allowed for additional wash to both front and rear instructed in addition to ongoing works to ensure ongoing suppression of dust.
4. Allowed for fitting of boxing to pipe chase at rear close door on instruction of WA.
5. Allowed for the fitting of a PVC fascia where identified to basement windows.
6. Allowed for boxing in of the conduit to front close door on instruction of WA.

CI No.6

1. Allowed for additional preparation works and making good to previously decorated surfaces due to their original condition.
2. Allowed for additional repairs on instruction of WA to the outside section of stonework at reveals leading to front close door and all subsequent decoration thereafter.
3. Allowed for sealing of inner and outer facings of close door.
4. Allowed for raking out and re-pointing to front entrance steps all to an agreed and approved specification.

There was also an item not included within contract instructions but added as additional for mastic pointing to windows at both front and rear elevations as instructed where deemed necessary via WA.

In terms of further invoices in connection with other professional services and costs incurred these are explained as follows:

- 2.no invoices from CVDP in connection with Principal Designer duties as per the originally reported on project costs.
- Invoice from Brunton Drawing Co for the preparation of detailed drawings and application for statutory consents.
- Invoice from ABS in connection with asbestos refurbishment and demolition survey with this a necessity in order to comply with current regulations and completed on direct instruction of WA.
- Invoice from KGB Enterprises for the completion of minor repair to communal door entry system.
- Invoice from J B & G Forsyth as outlined originally in tender analysis total project costs document for additional administrative charges incurred.

Wiseman Associates Ltd
Chartered Building Surveyors
Douglas House
9 Parkhall Street
East Kilbride, G74 4JT

Certificate of practical completion



Employer/address	Site address
Co-Proprietors of 13 Ruthven Street Glasgow	13 Ruthven Street Glasgow
Description of work	
Re-roofing & Fabric Repairs	
Job reference	BS WA 3698
Contract date	11.11.24
Issue date	30.10.25
Completion Serial No	
3698.25.WA	
Notes	
The issue of this certificate places upon the Contractor/ Sub-contractor certain obligations to make good defects both throughout and at the end of the Defects Liability Period. It will also result in a reduction of retention monies in the calculation of the next interim Certificate for Payment.	
Date of Practical Completion/Partial Possession (see note 1)	
30.10.25	
Expiry date of Defects Liability Period (see note 2)	
30.10.26	
Contractor/Sub-Contractor/Address (see note 1)	
J B & G Forsyth 213 West George Street Glasgow G2 2LW	

I/We certify that under the terms of the contract

Practical Completion/Partial Possession (see note 1) occurred and that the defects liability period will expire on the dates stated above.

In the event of Partial Possession only, I/We estimate that for the purposes of apportionment of liquidated damages, but no other, the approximate total value of the said part is

£

Signature of Chartered Surveyor / Supervising Officer

- | | | |
|--|--|-------------------------------------|
| ☒ Contractor | ☐ Quantity Surveyor | ☐ |
| ☐ Sub-contractor | ☐ Clerk of Works | ☐ |
| ☒ Employer | ☒ File | ☒ |

NOTES:

1. Delete as appropriate.

2. When this form is utilised in conjunction with the Sectional Completion Supplement then specific reference to that section should be made.



Acquisitions
Building Surveying
Commercial Agency
Compulsory Purchase
Contract Administration
Development Appraisals and Consultancy
Development/Bank Monitoring
Dispute Resolution Services
Drive By & Desktop Valuations
Employers Agent
Energy Services
Energy Performance Certificates (EPCs)
Executory Valuation
Expert Witness Reports

Home Reports
Housing Development Services
Insurance Reinstatement
Valuations (RCAs)
Land & Property Auctions
Lease Advisory
Level Two Survey & Valuation Report
Licensed Trade & Leisure
Mediation Services
Mortgage / Lending Valuations
New Build & Plot Valuation
Portfolio Valuations
Principal Design Services
(Health & Safety Management)
Private Sale Valuation

Project Management
Property & Asset Management
Property Investment
Public Sector
Quantity Surveying
Rating
Rent Reviews
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Separation Valuation
Space Planning
Statutory Consents
Tax Valuations

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01224 202800

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01387 264333

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01334 477773
01334 476469

Ayr
01292 267987

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01382 220699

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01698 891400

Montrose
01674 676768

Saltcoats
01294 464228

Birmingham
0121 270 2266

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01383 731841

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Inverness
01463 712239

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01786 474476

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Oban
01631 707 800

Cumbernauld
01236 780000

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0131 557 9300

Glasgow Bearsden
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Dalkeith
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Perth
01738 638188

Dumbarton
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Elgin
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Glasgow West End
0141 353 2080

Livingston
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Peterhead
01779 470766