YOUR ONESURVEY

HOME REPORT

ADDRESS

6 Henderland Road
Bearsden, Glasgow
G61 1JQ

PREPARED FOR

A and H Gill

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

R&Co RETTIE

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
Single Survey	Final	Bearsden - Allied Surveyors Scotland Plc	05/05/2021
Mortgage Certificate	Final	Bearsden - Allied Surveyors Scotland Plc	05/05/2021
Property Questionnaire	Final	Mr & Mrs. A and H Gill	29/04/2021
EPC	Final	Bearsden - Allied Surveyors Scotland Plc	04/05/2021

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

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

PART 1.

SINGLE SURVEY

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

Single Survey

Survey report on:

Surveyor Reference	ND/0854

Customer	Mr & Mrs. A and H Gill

Selling address	6 Henderland Road Bearsden, Glasgow G61 1JQ

Date of Inspection	04/05/2021

Prepared by	Paul Fraser, MRICS Bearsden - Allied Surveyors Scotland Plc

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the “Lender” is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the “Transcript Mortgage Valuation Report for Lending Purposes” means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.

- the “Market Value*” is The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*

- the “Property” is the property which forms the subject of the Report;

- the “Purchaser” is the person (or persons) who enters into a contract to buy the Property from the Seller;

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

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

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

- the “Surveyor” is the author of the Report on the Property; and

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	Substantial well presented detached dwelling house retaining the benefit of surrounding garden grounds along with off-street/driveway car parking and attached double garage.
Accommodation	Ground floor : Entrance vestibule, hallway - with stairwell access and cupboards off, bedroom, office/bedroom, dining room, lounge, inner hallway - with bathroom off, open plan kitchen/breakfast area - with utility room and separate sun room off. First floor : Landing, three bedrooms and family bathroom.
Gross internal floor area (m2)	Approximately 233 sq.m. (inclusive of the sun room projection).
Neighbourhood and location	The property is situated just off the Switchback, toward the southern outskirts of Bearsden, whereby surrounding dwellings are of a similar age and character with a range of local amenities/services all considered reasonably convenient.
Age	Constructed early to mid 1930's and subsequently altered/extended thereafter.
Weather	Dry and bright.
Chimney stacks	The chimney stacks have since been removed and, where appropriate, replaced by upright flue terminals. Visually inspected with the aid of binoculars where required.

Roofing including roof space	The principal roof structure is of a traditional hip design having been clad with interlocking concrete tiles over timber trusses, sub-tiling felt and sarking material. The roof structure incorporates a series of dormer window projections for the most part, which have been tiled clad on the vertical uprights with localised PVC inserts, all contained beneath a flat to gently sloping suspected Sarnafil or similar membrane style of roofing material. The principal roof structure incorporates a series of solar panel units along with rear elevation velux insert. Internally, the attic space accommodates perceived redundant cold water holding tanks along with insulation quilting laid between and over the ceiling joists. As such, only a 'head and shoulders' appraisal was undertaken into the principal roof space. A 'head and shoulders' appraisal was able to be undertaken at various points into the eaves area and, where visible, insulation quilting has been laid between and over the ceiling joists along with upright timber members. Only a partial appraisal was able to be undertaken into the eaves areas due to the presence of stored items contained therein. The rear single storey projection is of a similar hip design having been tile clad. No access was possible as at the time of appraisal, and we have assumed the roof structure comprises a similar timber truss design to that of the principal dwelling. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. 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.
Rainwater fittings	PVC and cast iron manufacture. Visually inspected with the aid of binoculars where required.

Main walls	The main outer walls to the principal dwelling are of a traditional cavity brick construction having predominantly been render finished externally incorporating an element of masonry block work over the front elevation. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Windows throughout, along with both front and rear access doors are of a replacement uPVC double glazed manufacture. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.
External decorations	As above, external walls have predominantly been finished to a render or stone block facade with window sills comprising either PVC or precast concrete inserts. Cast iron components appear treated. Visually inspected.
Conservatories / porches	The property retains a recently constructed conservatory/sun room projection accessed off the kitchen/breakfast area. The conservatory would appear to comprise a conventional timber frame/block cavity wall lining with render finish externally contained beneath a hipped, tile clad roof. Flooring would appear to be of a suspended timber joist design carrying a decorative overlay. Visually inspected.
Communal areas	Not applicable. Circulation areas visually inspected.
Garages and permanent outbuildings	The property retains an attached double car garage (modified from original) comprising of a traditional solid rendered brick wall construction contained beneath a pitched, tile clad roof retaining the benefit of a double glazed PVC window unit, up and over vehicular access door along with pedestrian access point, two electrical car charging points along with a water storage cylinder and recently introduced Tesla electronic power wall.

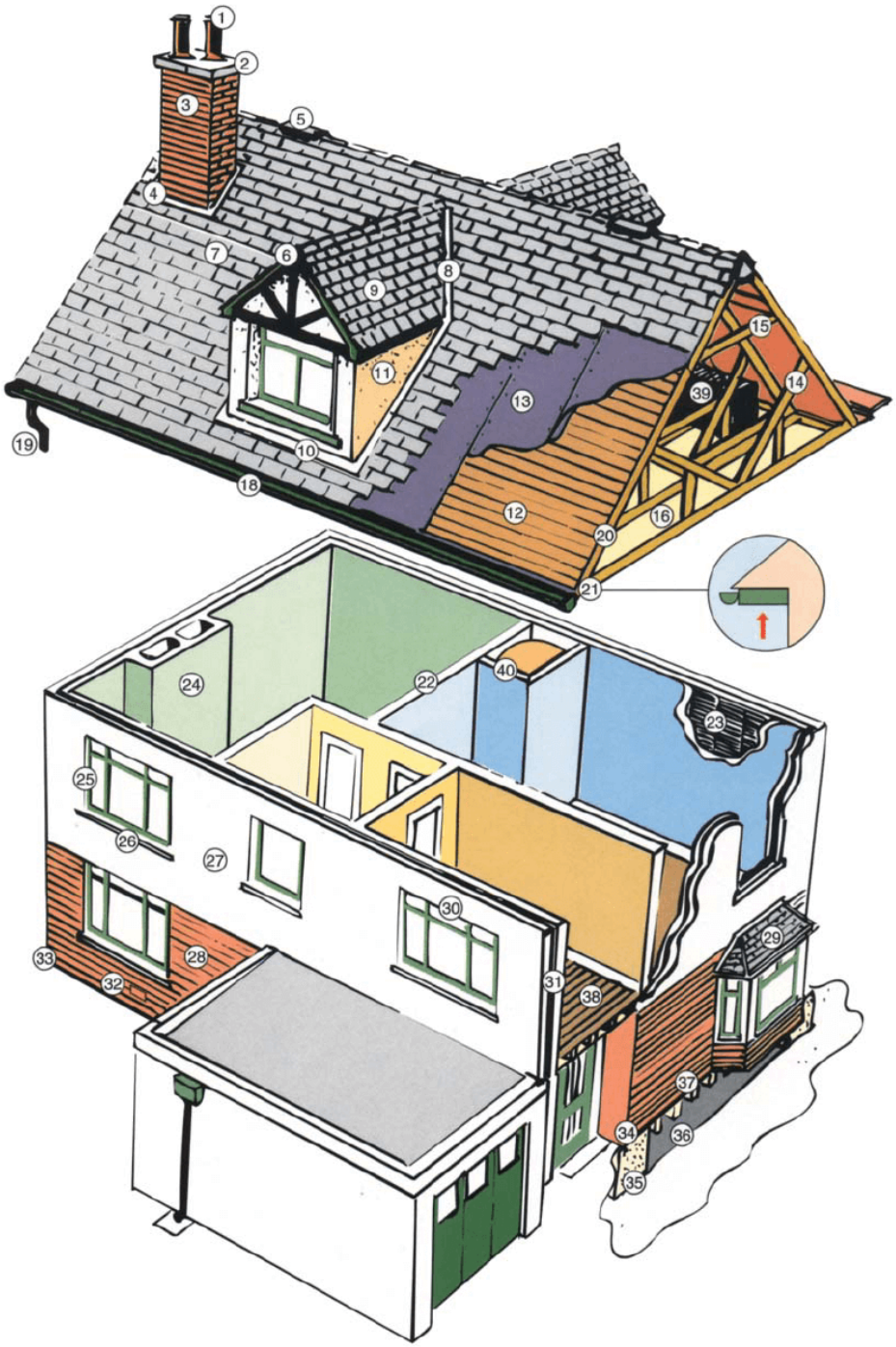
	Visually inspected.
Outside areas and boundaries	Surrounding garden grounds have been finished to a combination of mono-block, grass, gravel, paving, borders and shrubbery. A mature tree is situated within its own height of the left hand gable end elevation. Visual boundaries include brick work walling, hedgerows or timber fencing. Visually inspected.
Ceilings	Predominantly lath and plaster or plasterboard lined and decoratively clad. Visually inspected from floor level.
Internal walls	Internal walls vary between a plaster on hard, lath and plaster or plasterboard lining, again decoratively finished. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	With the exception of the poured solid concrete entrance vestibule base lining, flooring throughout is of a suspended timber joist design carrying a decorative overlay. We have not inspected sub-floor areas, as there was no apparent visual means of access as at the time of appraisal. We understand that the sub-floor compartments retain insulation quilting laid beneath the floor joists at solum level. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	Internal joinery varies between a painted/treated hard and soft wood. Internal doors comprise a combination of traditional flush panel timber, glazed timber or modern timber panel inserts. We have assumed glazed components are of a Safety Glass standard. The kitchen units are of a modern quality fitted installation incorporating electric hobs - with extraction fan over, along

	with stainless steel sink unit and a range of integrated appliances. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	Open fireplaces have since been removed, boarded over and are currently no longer operational. The dwelling does however retain a flush fitting gas fired appliance within the dining room accommodation, along with a solid fuel stove within the rear lounge. Chimney breasts appear lath and plaster lined and decoratively clad. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Ceilings vary predominantly between paint, period coving or PVC panelling. Walls comprise a combination of treated hardwood panelling, paint, papering or ceramic tiling. Visually inspected.
Cellars	Not applicable. Visually inspected where there was safe and purpose-built access.
Electricity	Mains supply. The upgraded consumer boards and meters are wall mounted within the entrance vestibule cupboard. As above, the property retains the benefit of solar panel technology which not only provides domestic electricity but can feed additionally the Tesla battery power wall along with a feed in tariff to the national grid. Full details should be obtained prior to purchase. Solar panels may also be used to supplement domestic hot water. Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are

	turned off, the Surveyor will state that in the report and will not turn them on.
Gas	Mains supply. The meter is located externally over the front elevation wall lining. Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Water, plumbing and bathroom fittings	Mains water supply. Distribution pipework, where visible, is formed in either PVC or copper materials. The ground floor bathroom suite comprises traditional bath - with shower fitment over, w.c and wash-hand basin facilities. The first floor family bathroom accommodates a modern corner bath unit, w.c, wash-hand basin and shower cubicle - with shower fitment over. 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.
Heating and hot water	Central heating is provided by the gas fired Worcester Greenstar boiler, wall mounted within the rear utility room. The boiler supplies a series of radiators throughout the main living accommodation in conjunction with domestic hot water. As above, solar panel technology can be utilised to supplement domestic hot water. Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.
Drainage	Mains supply. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	The property retains the benefit of ceiling mounted smoke alarms at both ground and first floor level along with burglar alarm system.

	Visually inspected. No tests whatsoever were carried out to the system or appliances.
Any additional limits to inspection	Our appraisal of internal cupboard space was severely restricted due to the presence of stored items contained therein. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive. It should be appreciated that the Energy Performance Certificate will not reflect the Telsa Power wall and as a result the dwelling is likely to be more energy efficient than displayed.

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	No significant or reportable defects noted to merit further investigation or repair.

Dampness, rot and infestation	
Repair category:	1
Notes:	We note the presence of woodworm activity within the attic accommodation. We understand the house has previously been treated by Wise Timber Preservation with guarantees in place ensuring the eradication of such an infestation. Details should be transferred upon re-sale.

Chimney stacks	
Repair category:	
Notes:	N/A

Roofing including roof space	
Repair category:	1
	The roof cladding appears to be in a satisfactory order consistent

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.

Notes:	with age and character. It should be appreciated that roof tiling will have a typical life expectancy of circa 40-50 years from new dependent upon the type of tile, application and exposure to weathering. Thereafter regular and ongoing maintenance can be anticipated. We understand the flat roof dormers have been recently renewed albeit will require regular maintenance in order to ensure the structures remain in a wind and watertight condition. As above, perceived historical woodworm infestation was apparent to the internal joinery components.

Rainwater fittings	
Repair category:	1
Notes:	No significant or reportable defects noted.

Main walls	
Repair category:	1
Notes:	The main outer walls generally appear well presented albeit localised boss rendering was evident requiring minor patch repair during the course of ongoing maintenance.

Windows, external doors and joinery	
Repair category:	1
Notes:	Windows and doors appeared to operate as designed where tested.

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.

	Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.

External decorations	
Repair category:	1
Notes:	The property is well presented externally consistent with age and character. Regular and ongoing maintenance may be anticipated in line with good building practice.

Conservatories / porches	
Repair category:	1
Notes:	Well presented with no reportable defects evident.

Communal areas	
Repair category:	
Notes:	N/A

Garages and permanent outbuildings

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.

Repair category:	1
Notes:	No significant or reportable defects noted.

Outside areas and boundaries	
Repair category:	1
Notes:	Garden grounds appear well tended and visual boundaries in a satisfactory order consistent with age and character. Typical maintenance can be anticipated to boundary components. As above, a mature tree is situated within its own height of the left-hand gable end elevation. There was no evidence of any visual adverse root action upon the subject property albeit an element of regular pruning/maintenance may be anticipated going forward.

Ceilings	
Repair category:	1
Notes:	Save typical shrinkage/thermal cracking, no reportable defects evident. It is not uncommon for localised cracking to be a normal feature of lath and plaster ceiling linings due to the natural drying out process. Typical patch repairs may be anticipated during the course of redecoration.

Internal walls	
Repair category:	1

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.

Notes:	No reportable defects noted.

Floors including sub-floors	
Repair category:	1
Notes:	No significant or reportable defects apparent. Some areas of internal flooring were perceived to be slightly noisy when tread upon/weight tested. This is not uncommon for properties of this age and character.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No reportable defects noted. The kitchen units are of a modern quality fitted installation and appear serviceable.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	We have assumed the dining room gas fire appliance along with living room/lounge solid fuel stove to operate in a satisfactory order as designed. The chimney breasts appear in order.

Internal decorations

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.

Repair category:	1
Notes:	The property is well presented throughout. Items apparent are of a minor/cosmetic nature and should prove capable of remedy within the scope of ongoing maintenance.

Cellars	
Repair category:	
Notes:	N/A

Electricity	
Repair category:	1
Notes:	The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every 10 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.

Gas	
Repair category:	1
Notes:	It is assumed that all gas appliances have been installed with current Gas Safe standards and meet with current Regulations. It is recommended that gas based services are tested on a yearly basis to ensure that they are functioning safely and adequately. It would be appropriate to confirm when the services were last tested and, where required, testing should be undertaken by a suitably

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.

	qualified Gas Safe engineer.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No reportable defects noted. We note that the ground floor bath within the bathroom accommodation is now starting to flake and require localised enamel touch ups.

Heating and hot water	
Repair category:	1
Notes:	We have assumed that all heating and hot water appliances operate in a safe and satisfactory order. It is good practice to ensure the installation remains annually serviced in line with manufacturer's specifications with any repair/remedial work undertaken as and when appropriate.

Drainage	
Repair category:	1
Notes:	No reportable defects noted.

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.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
Confirmation the property is held on standard Ownership. The property appears to have been slightly altered/extended shortly after the initial period of construction with the perceived enlargement of the rear kitchen/breakfast area and utility room accommodation. More recently however the rear sun room/conservatory has been added circa 2016 along with minor modifications to the garage to include the insertion of steel beams etc. As an aside, the first floor bathroom suite appears to have been enlarged and a Velux window insert added within. We have assumed the alterations undertaken have been done so in compliance with all necessary Local Authority Consents as and where required. The dwelling further retains the benefit of solar panel technology over the front elevation. We have assumed the solar panels are owned outright and not subject to any third party agreement and are not placing any undue burden upon the roof structure. Details of any feed in tariffs etc should be established prior to purchase. A telephone supply pole is situated within the front garden grounds. We have assumed the statutory authorities retain a Right of Access regarding upgrading/maintenance as appropriate. Guarantees for wood worm eradication should also be transferred as a condition of sale.
Estimated re-instatement cost (£) for insurance purposes
560,000 Five Hundred and Sixty Thousand Pounds.
Valuation (£) and market comments
615,000 (Six Hundred and Fifteen Thousand Pounds).

Report author:	Paul Fraser, MRICS
Company name:	Bearsden - Allied Surveyors Scotland Plc

Address:	132 Drymen Road Bearsden Glasgow G61 3RB
Signed:	Electronically Signed: 181684-15F51377-3BE1
Date of report:	05/05/2021

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Property:	6 Henderland Road Bearsden, Glasgow G61 1JQ	Client: Mr & Mrs. A and H Gill Tenure: Ownership	
Date of Inspection:	04/05/2021	Reference:	ND/0854

This report has been prepared as part of your instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising your lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	**LOCATION**

The property is situated just off the Switchback, toward the southern outskirts of Bearsden, whereby surrounding dwellings are of a similar age and character with a range of local amenities/services all considered reasonably convenient.

2.0	**DESCRIPTION**	**2.1 Age:**	Constructed early to mid 1930's and subsequently altered/extended thereafter.	

Substantial well presented detached dwelling house retaining the benefit of surrounding garden grounds along with off-street/driveway car parking and attached double garage.

3.0	**CONSTRUCTION**

The walls are of traditional cavity brick/block wall construction.

The roof is hipped, tile clad with dormer window projections, Velux window insert and solar panel technology.

4.0	**ACCOMMODATION**

Ground floor : Entrance vestibule, hallway - with stairwell access and cupboards off, bedroom, office/bedroom, dining room, lounge, inner hallway - with bathroom off, open plan kitchen/breakfast area - with utility room and separate sun room off.

First floor : Landing, three bedrooms and family bathroom.

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

Water:	Mains	**Electricity:**	Mains	**Gas:**	Mains	**Drainage:**	Mains

Central Heating:	Gas fired wet system supplemented by underfloor electric heating to the first floor bathroom suite.

6.0	**OUTBUILDINGS**
Garage:	Attached double car garage.
Others:	None.

7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*

The property was found to be well presented both internally and externally consistent with age and character. Items apparent should prove capable of remedy within the scope of ongoing routine maintenance.

It should be appreciated the property retains the benefit of solar panel technology which allows for domestic energy use, supply into the National Grid and a feed-in to the Tesla power wall located within the garage. Full details of feed-in tariffs along with operational methodology should be established prior to purchase.

8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*

None.

8.1 Retention recommended:	-

9.0	**ROADS &FOOTPATHS**

Made up and adopted.

10.0	**BUILDINGS INSURANCE (£):**	560,000	**GROSS EXTERNAL FLOOR AREA**	272	**Square metres**
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.				

11.0	**GENERAL REMARKS**

Confirmation the property is held on standard Ownership.

The property appears to have been slightly altered/extended shortly after the initial period of construction with the perceived enlargement of the rear kitchen/breakfast area and utility room accommodation.

More recently however the rear sun room/conservatory has been added circa 2016 along with minor modifications to the garage to include the insertion of steel beams etc.

As an aside, the first floor bathroom suite appears to have been enlarged and a Velux window insert added within.

We have assumed the alterations undertaken have been done so in compliance with all necessary Local Authority Consents as and where required.

The dwelling further retains the benefit of solar panel technology over the front elevation. We have assumed the solar panels are owned outright and not subject to any third party agreement and are not placing any undue burden upon the roof structure. Details of any feed in tariffs etc should be established prior to purchase.

A telephone supply pole is situated within the front garden grounds. We have assumed the statutory authorities retain a

Right of Access regarding upgrading/maintenance as appropriate.

Guarantees for wood worm eradication should also be transferred as a condition of sale.

12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*				
12.1	**Market Value in present condition (£):**	**615,000**	Six Hundred and Fifteen Thousand Pounds		
12.2	**Market Value on completion of essential works (£):**	**-**	-		
12.3	**Suitable security for normal mortgage purposes?**	Yes			
12.4	**Date of Valuation:**	04/05/2021			
Signature:	Electronically Signed: 181684-15F51377-3BE1				
Surveyor:	Paul Fraser	MRICS		**Date:**	05/05/2021

Bearsden - Allied Surveyors Scotland Plc

Office:	**132 Drymen Road** **Bearsden** **Glasgow** **G61 3RB**	**Tel: 0141 942 9666** **Fax:** **email: bearsden@alliedsurveyorsscotland.com**

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report on:

Property address	6 Henderland Road Bearsden, Glasgow G61 1JQ

Customer	Mr & Mrs. A and H Gill

Customer address	6 Henderland Road Bearsden, Glasgow G61 1JQ

Prepared by	Paul Fraser, MRICS Bearsden - Allied Surveyors Scotland Plc

Energy Performance Certificate (EPC)

Dwellings

Scotland

6 HENDERLAND ROAD, BEARSDEN, GLASGOW, G61 1JQ

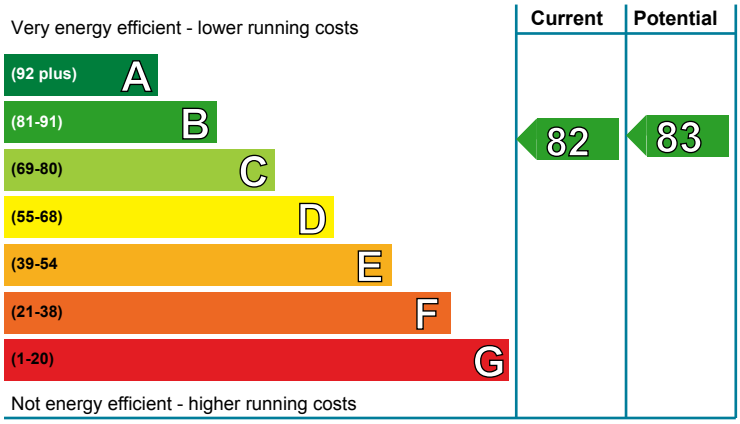
Dwelling type:	Detached house	**Reference number:**	4319-9625-7100-0164-5202
Date of assessment:	04 May 2021	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	04 May 2021	**Approved Organisation:**	Elmhurst
Total floor area:	224 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	129 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£4,179**	See your recommendations report for more information
Over 3 years you could save*	**£219**	

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

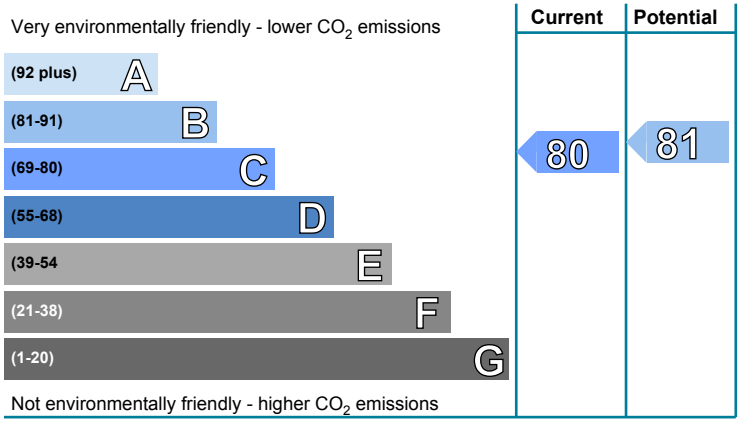


Energy Efficiency Rating

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

Your current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (59).**

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 Cavity wall insulation	£500 - £1,500	£219.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 270 mm loft insulation Roof room(s), insulated	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Floor	Suspended, insulated	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system, plus solar	★★★★★	★★★★★
Lighting	Low energy lighting in 91% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 20 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 4.5 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 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,471 over 3 years	£3,252 over 3 years	You could save £219 over 3 years
Hot water	£264 over 3 years	£264 over 3 years	
Lighting	£444 over 3 years	£444 over 3 years	
Totals	**£4,179**	**£3,960**	

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 Cavity wall insulation	£500 - £1,500	£73	B 83	B 81

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

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:

- Biomass secondary heating
- Solar water heating
- Solar photovoltaics

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,863	(1,827)	(1,608)	N/A
Water heating (kWh per year)	3,015			

Addendum

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. Paul Fraser
Assessor membership number:	EES/008263
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	24 Herbert Street Glasgow G20 6NB
Phone number:	01413309950
Email address:	glasgow.north@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

Greener Scotland
Scottish Government

PART 4.

PROPERTY **QUESTIONNAIRE**

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

Property Questionnaire

Property Address	6 Henderland Road Bearsden, Glasgow G61 1JQ
Seller(s)	A and H Gill
Completion date of property questionnaire	29/04/2021

Note for sellers

1.	**Length of ownership**
	How long have you owned the property? 10
2.	**Council tax**
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [ ]C [ ]D [ ]E [ ]F [x]G [ ]H
3.	**Parking**
	What are the arrangements for parking at your property? **(Please tick all that apply)** Garage [x] Allocated parking space [ ] Driveway [x] Shared parking [ ] On street [ ] Resident permit [ ] Metered parking [ ] Other (please specify):

	Conservation area

4.		
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[ ]YES [x]NO [ ]Don't know
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[ ]YES [x]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)?	[x]YES [ ]NO
	If you have answered yes, please describe below the changes which you have made: *Extension to rear of property New Velux window to upstairs bathroom*	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[x]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES [ ]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[x]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[x]YES [ ]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): *Replacement storm doors at front of property same size. New*	

	Velux window added to upstairs bathroom. Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	**Central heating**	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). *Gas-fired*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *New boiler October 2019*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
9.	**Issues that may have affected your property**	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[ ]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [ ]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	

<table>
<tr><td>10.</td><td colspan="2">Services</td></tr>
<tr><td>a</td><td colspan="2">Please tick which services are connected to your property and give details of the supplier:

<table>
<tr><td>Services</td><td>Connected</td><td>Supplier</td></tr>
<tr><td>Gas or liquid petroleum gas</td><td>Y</td><td>Octopus Energy</td></tr>
<tr><td>Water mains or private water supply</td><td>Y</td><td>Scottish Water</td></tr>
<tr><td>Electricity</td><td>Y</td><td>Octopus Energy</td></tr>
<tr><td>Mains drainage</td><td>Y</td><td>Scottish Water</td></tr>
<tr><td>Telephone</td><td>Y</td><td>Virgin Media</td></tr>
<tr><td>Cable TV or satellite</td><td>N</td><td></td></tr>
<tr><td>Broadband</td><td>Y</td><td>Virgin Media</td></tr>
</table></td></tr>
<tr><td>b</td><td>Is there a septic tank system at your property?</td><td>[ ]YES [x]NO</td></tr>
<tr><td></td><td>If you have answered yes, please answer the two questions below:</td><td></td></tr>
<tr><td></td><td>(i) Do you have appropriate consents for the discharge from your septic tank?</td><td>[ ]YES [ ]NO
[ ]Don't know</td></tr>
<tr><td></td><td>(ii) Do you have a maintenance contract for your septic tank?</td><td>[ ]YES [ ]NO</td></tr>
<tr><td></td><td>If you have answered yes, please give details of the company with which you have a maintenance contract:</td><td></td></tr>
<tr><td>11.</td><td colspan="2">Responsibilities for shared or common areas</td></tr>
<tr><td>a</td><td>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?
If you have answered yes, please give details:</td><td>[ ]YES [ ]NO
[x]Don't know</td></tr>
<tr><td>b</td><td>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?
If you have answered yes, please give details:</td><td>[ ]YES [x]NO
[ ]N/A</td></tr>
<tr><td>c</td><td>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</td><td>[ ]YES [x]NO</td></tr>
<tr><td>d</td><td>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?</td><td>[ ]YES [x]NO</td></tr>
</table>

	If you have answered yes, please give details:	
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[x]YES [ ]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property. *Dry rot dealt with prior to purchase Woodworm treatment completed June 2011*	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[x]YES [ ]NO
	If you have answered yes, these guarantees will be needed by	

	the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	**Guarantees**	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(ii)	Roofing	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(iii)	Central heating	[ ]NO [x]YES [ ]Don't know [ ]With title deeds [ ]Lost
(iv)	National House Building Council(NHBC)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(v)	Damp course	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s): *Warranty for new boiler*	
c	Are there any outstanding claims under any of the guarantees listed above?	[ ]YES [x]NO
	If you have answered yes, please give details:	

15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	

16.	**Notices that affect your property**	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	[x]YES [ ]NO
b	that affects your property in some other way?	[ ]YES [x]NO
c	that requires you to do any maintenance, repairs or improvements to your property?	[ ]YES [x]NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	Andrew Michael Gill
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	29/04/2021