

# HOME REPORT



181 Cloberhill Road  
Glasgow  
G13 2DD

**FIELDING**  
**McLEAN**



# home report index



## property questionnaire

The Property Questionnaire contains key information about this property provided by the seller. The Questionnaire includes information on a range of issues best known to the owner such as council tax banding, rights of way and any improvements/alterations to the property they have carried out.



## single survey

The Single Survey is a detailed survey of this property conducted by a qualified surveyor. It will also provide an estimate of market value. The survey lists the main features of the property and gives an assessment of condition for each one.



## energy report

The Energy Report gives a home's energy efficiency rating and its environmental impact in terms of carbon dioxide emissions. It recommends ways to improve the building's energy efficiency and gives contact details for further advice and information about how to make a home more energy efficient and save fuel costs.



# property questionnaire

<b>Property address</b>	181 Cloberhill Road Glasgow G13 2DD
<b>Seller(s)</b>	Jackie Cowan
<b>Completion date of property questionnaire</b>	16 March 2009

## 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.

## Note for buyers

- Before marketing the property, the solicitor or estate agent acting on behalf of the client(s) will have retained a signed copy of this completed questionnaire. This may be viewed by arrangement with the solicitor or estate agent.

Information to be given to prospective buyer(s)

<b>1.</b>	<b>Length of ownership</b>	
	How long have you owned the property?	3 years 6 months
<b>2.</b>	<b>Council tax</b>	
	Which Council Tax band is your property in?	C
<b>3.</b>	<b>Parking</b>	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <p> <input type="checkbox"/> Garage  <input type="checkbox"/> Allocated parking space  <input type="checkbox"/> Driveway  <input type="checkbox"/> Shared parking  <input checked="" type="checkbox"/> On street  <input type="checkbox"/> Resident permit  <input type="checkbox"/> Metered parking  <input type="checkbox"/> Other (please specify):         </p>	
<b>4.</b>	<b>Conservation area</b>	
	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
<b>5.</b>	<b>Listed buildings</b>	
	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

<b>6.</b>	<b>Alterations/additions/extensions</b>	
a.	<p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>	No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><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.</p> <p>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:</p>	
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	No
	<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	
	<p>(ii) Did this work involve any changes to the window or door openings?</p>	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

<b>7.</b>	<b>Central heating</b>	
a.	<p>Is there a central heating system in your property?</p> <p>(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).</p> <p><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).</p> <p><i>Gas combi boiler</i></p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	Yes
	(i) When was your central heating system or partial central heating system installed?	May 2007
	<p>(ii) Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	No
<b>9.</b>	<b>Issues that may have affected your property</b>	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	No
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No

<b>10.</b>	<b>Services</b>																									
a.	Please tick which services are connected to your property and give details of the supplier:																									
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>✓</td> <td>Scottish Power</td> </tr> <tr> <td>Water mains or private water supply</td> <td></td> <td></td> </tr> <tr> <td>Electricity</td> <td>✓</td> <td>Scottish Power</td> </tr> <tr> <td>Mains drainage</td> <td></td> <td></td> </tr> <tr> <td>Telephone</td> <td>✓</td> <td>BT</td> </tr> <tr> <td>Cable TV or satellite</td> <td>✓</td> <td>Sky</td> </tr> <tr> <td>Broadband</td> <td>✓</td> <td>o2</td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	✓	Scottish Power	Water mains or private water supply			Electricity	✓	Scottish Power	Mains drainage			Telephone	✓	BT	Cable TV or satellite	✓	Sky	Broadband	✓	o2	
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b.	Is there a septic tank system at your property?  <u>If you have answered yes</u> , please answer the two questions below:	No																								
	(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 you have answered yes</u> , please give details of the company with which you have a maintenance contract:																									
<b>11.</b>	<b>Responsibilities for shared or common areas</b>																									
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?  <u>If you have answered yes</u> , please give details:	No																								
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  <u>If you have answered yes</u> , please give details:  <i>One of the houses is still owned by GHA so we pay a factoring fee and quarter portion cost of any repairs required on building to GHA</i>	Yes																								

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?  <u>If you have answered yes</u> , please give details:	Don't know
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?  <u>If you have answered yes</u> , please give details:	No
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)  <u>If you have answered yes</u> , please give details:	No
<b>12. Charges associated with your property</b>		
a.	Is there a factor or property manager for your property?  <u>If you have answered yes</u> , please provide the name and address, and give details of any deposit held and approximate charges:  GHA Granite House 177 Trongate GLASGOW G1 5HF  No Deposit held  Approx Quartely Charge: Factoring Management Fee 18.74 Building Insurance 26.47 Vat 2.81	Yes
b.	Is there a common buildings insurance policy?  <u>If you have answered yes</u> , please answer the question below:	Yes
	(i) Is the cost of the insurance included in your monthly/annual factor's charges?	Yes
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.  None	



<b>13. Specialist works</b>																																																		
a.	<p>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?</p> <p><u>If you have answered yes</u>, 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.</p>																																																	
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>																																																	
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> 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.</p> <p>Guarantees are held by:</p>																																																	
<b>14. Guarantees</b>																																																		
a.	<p>Are there any guarantees or warranties for any of the following:</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th>No</th> <th>Yes</th> <th>Don't know</th> <th>With title deeds</th> <th>Lost</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>Electrical work</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td>Roofing</td> <td></td> <td>✓</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td>Central heating</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iv)</td> <td>National House Building Council (NHBC)</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(v)</td> <td>Damp course</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(vi)</td> <td>Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			No	Yes	Don't know	With title deeds	Lost	(i)	Electrical work	✓					(ii)	Roofing		✓				(iii)	Central heating	✓					(iv)	National House Building Council (NHBC)	✓					(v)	Damp course	✓					(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	✓				
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b.	<p>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <p><i>New Roof - 20yr guarantee - GHA</i></p>	
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you have answered yes, please give details:</p>	No
<b>15. Boundaries</b>		
a.	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p>If you have answered yes, please give details:</p>	No
<b>16. Notices that affect your property</b>		
<p>In the past three years have you ever received a notice:</p>		
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
<p>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.</p>		

### Declaration by the seller(s)/or other authorised body or persons

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

Signature(s):

\_\_\_\_\_

\_\_\_\_\_

Date:

\_\_\_\_\_

Before this questionnaire is published into the Home Report a signed copy of this document will have been collected by the selling solicitor. To see a copy of the signed document please contact Fielding McLean & Co.

# Single Survey

survey report on:

<b>Property address</b>	181 Cloberhill Road Glasgow G13 2DD
<b>Customer</b>	J Cowan
<b>Customer address</b>	181 Cloberhill Road Knightswood Glasgow G13 2DD
<b>Prepared by</b>	DM Hall
<b>Date of inspection</b>	19th March 2009



## 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.

<b>Description</b>	Upper cottage styled flat contained within a two storey purpose built block incorporating four self contained units, each with separate access.
<b>Accommodation</b>	GROUND FLOOR : Entrance hall.  FIRST FLOOR : Landing, living room, two double bedrooms, kitchen and family bathroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	68 sq.m or thereby.
<b>Neighbourhood and location</b>	Established residential area originally constructed for public sector letting purposes to the north west of Glasgow City Centre within the Knightswood district. Convenient for access to local amenities.
<b>Age</b>	Approximately seventy five years.
<b>Weather</b>	Dry and sunny weather conditions.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where appropriate.</i>  No chimney stacks having been removed in the past. There is an aluminium flue set within the front roof slope.
<b>Roofing including roof space</b>	<i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i>  <i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i>  <i>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.</i>  <i>If this is not possible, then physical access to the roof space may</i>

# Single Survey

	<p><i>be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p>The roof is timber pitched, hipped and clad with concrete interlocking tiles. The ridge and hip details are tiled. Access to the roof space is from a hatch on the landing ceiling. The roof frame is of timber construction with timber sarking. There is evidence of roofing felt. The fire wall over the party wall is of pointed brick construction. Fibre glass insulation is installed between the ceiling joists.</p>
<b>Rainwater fittings</b>	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>The gutters are of half round pvc design with round pvc downpipes.</p>
<b>Main walls</b>	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Foundations and concealed parts were not exposed or inspected.</i></p> <p>Traditional cavity brick construction. In recent times an insulated render external finish has been introduced. Sub floor inlet grilles are present.</p>
<b>Windows, external doors and joinery</b>	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>WINDOWS : Replacement Upvc framed double glazed units.</p> <p>EXTERNAL DOORS : The front door is of Upvc design with glazed insert panels.</p> <p>JOINERY : Fascias and soffits are of pvc.</p>
<b>External decorations</b>	<p><i>Visually inspected.</i></p> <p>Painted finish to external joinery.</p>
<b>Conservatories / porches</b>	<p><i>Visually inspected.</i></p> <p>No conservatories or porches.</p>
<b>Communal areas</b>	<p><i>Circulation areas visually inspected.</i></p> <p>Communal path and rear drying green.</p>

# Single Survey

<b>Garages and permanent outbuildings</b>	<p><i>Visually inspected.</i></p> <p>No garage or garage space. On street parking.</p>
<b>Outside areas and boundaries</b>	<p><i>Visually inspected.</i></p> <p>Private garden grounds to side and rear with a communal drying green to the rear. Boundaries are a combination of hedging and timber fencing.</p>
<b>Ceilings</b>	<p><i>Visually inspected from floor level.</i></p> <p>Plasterboard design.</p>
<b>Internal walls</b>	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>Internal walls are of lath and plaster, brick plastered on the hard and timber stud with plasterboard finish.</p>
<b>Floors including sub floors</b>	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Flooring is of suspended timber joists overlaid with tongue and grooved boarding.</p>
<b>Internal joinery and kitchen fittings</b>	<p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p> <p>Internal joinery is of timber and a mixture of ages. The kitchen is fitted with functional work surfaces and fitted floor and wall mounted units. The staircase leading from the entrance area to landing is of timber construction with timber treads covered with carpeting.</p>
<b>Chimney breasts and fireplaces</b>	<p><i>Visually inspected.</i></p> <p><i>No testing of the flues or fittings was carried out.</i></p> <p>The original fireplaces have been removed with an electric fire installed in place.</p>

# Single Survey

<b>Internal decorations</b>	<p><i>Visually inspected.</i></p> <p>Ceiling and walls are largely papered/painted finish. Ceramic tile splash back in kitchen and ceramic wall tiles within family bathroom. The ceiling within the bathroom is clad in timber tongue and grooved boarding.</p>
<b>Cellars</b>	<p><i>Visually inspected where there was a safe and purpose-built access.</i></p> <p>No cellar.</p>
<b>Electricity</b>	<p><i>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.</i></p> <p>Mains supply with meter and fuse box within the hallway cupboard. Visible wiring is of pvc coated cabling with 13 amp sockets.</p>
<b>Gas</b>	<p><i>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.</i></p> <p>Mains gas. The meter is situated within the hallway cupboard.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Mains supply. The stop cock is below the kitchen sink. Visible pipework comprises copper and pvc materials. Given the presence of a combination boiler the water tank contained within the roof space is now redundant and not in use. The family bathroom comprises a white coloured suite extending to low level W.C., wash hand basin and panelled bath with shower over.</p>
<b>Heating and hot water</b>	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>The central heating system has been upgraded in the past and the older balance flue remains on the gable elevation. There is a "Vokera" gas fired combination central heating boiler in the hallway cupboard which supplies steel panelled radiators and also provides domestic hot water.</p>

# Single Survey

<b>Drainage</b>	<p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> <p><i>Drainage is connected to the main public sewer.</i></p>
<b>Fire, smoke and burglar alarms</b>	<p><i>Visually inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>There is a smoke detector fitted.</i></p>
<b>Any additional limits to inspection</b>	<p><i>For flats / maisonettes</i></p> <p><i>Only the subject flat and internal communal areas giving access to the flat were inspected.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Due to the subjects position within the flatted block there is no sub floor area available for inspection. Currently the property is occupied, furnished and floors covered. The presence of flooring, storage, insulation and servicing restricted my roof void inspection.</i></p>



## 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	There is evidence of previous movement in the property but within the limitations of my inspection I found no evidence to suggest that the movement appears serious and there are no obvious signs of recent movement having occurred.



### Dampness, rot and infestation

Repair category	1
Notes	There is evidence of damp staining to the roof timbers within the roof void, however this was dry to touch.



### Chimney stacks

Repair category	1
Notes	No chimney stacks having been removed in the past. The aluminium flue on the front roof slope appears off plumb.



### Roofing including roof space

Repair category	1
Notes	There are sections of damaged/split sarking within the roof void. The fibre glass within the roof void has been part lifted in places. There is evidence of older water penetration which was found to be dry to touch.

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## Rainwater fittings

Repair category	1
Notes	Debris and vegetation are evident in the gutters. Regular cleaning will ensure blockage does not arise.



## Main walls

Repair category	1
Notes	The seal around the bay window projection is defective. It is important to remedy defective seals to maintain the subjects in a wind and watertight condition. Painterwork to the lower roughcast rendered walls is flaking off. Regular repainting will be required to maintain an attractive appearance.



## Windows, external doors and joinery

Repair category	1
Notes	Double glazing can vary in quality and there is evidence of misting to a number of window panes. Once the seal deteriorates and misting starts replacement is necessary.



## External decorations

Repair category	1
Notes	Repainting is necessary to maintain an attractive appearance and to prevent deterioration of the external fabric.



## Conservatories/porches

Repair category	-
Notes	No conservatories or porches.



## Communal areas

Repair category	1
Notes	No obvious significant defects identified.



## Garages and permanent outbuildings

Repair category	-
Notes	No garages or permanent outbuildings.

# Single Survey



## Outside areas and boundaries

Repair category	1
Notes	There is evidence of cracked/damaged concrete slabs within the garden grounds. The concrete steps leading to the garden and front door of the subject property are uneven, damaged with sections of missing pointing. The handrail to the garden steps is loose. Damaged/split timbers was evident to the timber boundary fence.



## Ceilings

Repair category	1
Notes	There is damaged and uneven plasterboard. A sag was noted to the ceiling within the master bedroom.



## Internal walls

Repair category	1
Notes	There are areas of uneven and damaged plasterwork.



## Floors including sub-floors

Repair category	1
Notes	No obvious significant defects identified.



## Internal joinery and kitchen fittings

Repair category	1
Notes	Affected by normal wear and tear. There are some of uneven stair treads. Sections of the timber skirting is missing. There are some ill fitting internal doors.



## Chimney breasts and fireplaces

Repair category	1
Notes	The fireplace within the living room has been boarded over with an electric fire installed.



## Internal decorations

Repair category	1
Notes	Internal decorations are affected by routine wear and tear.

# Single Survey



## Cellars

Repair category	-
Notes	No cellar.



## Electricity

Repair category	1
Notes	It is recommended that all electrical installation be checked every five years to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC registered Contractor. There are a limited number of power points within various apartments.



## Gas

Repair category	1
Notes	It is recommended all gas installations be checked prior to future use to ensure the system is up to date with frequent changes in Safety Regulations. Further advice will be available from a CORGI registered gas Engineer.



## Water, plumbing and bathroom fittings

Repair category	1
Notes	No obvious significant defects identified.



## Heating and hot water

Repair category	1
Notes	No obvious significant defects identified.



## Drainage

Repair category	1
Notes	No obvious significant defects identified.

# 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	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	-
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

## 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.

# Single Survey

## 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
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



## 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

The subject property has been refurbished externally in the past. The Conveyancer should advise that there are no outstanding costs of liabilities associated with these works. The extent of the garden grounds and boundaries is unclear and reference should be made to the Title Deeds.

### Estimated reinstatement cost for insurance purposes

£82,000 (Eighty Two Thousand Pounds).

### Valuation and market comments

In my opinion the market value as at 19 March 2009 of the absolute ownership of the Heritable Title to the property with vacant possession as inspected is £110,000 (One Hundred and Ten Thousand Pounds). Currently there is an oversupply of properties for sale and demand is limited due to the present lack of mortgage availability.

#### Signed

Security Print Code [648114 = 5434 ]  
Electronically signed

#### Report author

ALAN E CUNNINGHAM

#### Company name

DM Hall

#### Address

14 Newton Place, Glasgow, G3 7PY

#### Date of report

25th March 2009



# Mortgage Valuation Report

## DM HALL

chartered surveyors

### Property Address

Address 181 Cloberhill Road, Glasgow, G13 2DD  
Seller's Name J Cowan  
Date of Inspection 19th March 2009

### 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 ☐ Leasehold Ground rent £  Unexpired years

### 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

Gas fired central heating with wall mounted 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 ☐ Mainly commercial  
☐ 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

Overall, the subjects were found to be in a satisfactory condition having regard to their age and character. Some items of general maintenance and repair were identified which we have endeavoured to reflect within our figure of value and capable of remedy during the course of routine maintenance.

Sections of lifted insulation within the roof space should be re-laid. The seal around the front bay window projection is defective and requires replacement.

A number of Upvc double glazed window units seals have blown and require replacement. Selective repairs are required to the garden path and steps.

There is a sag to the ceiling within the master bedroom. The nature and extent of which should be thoroughly investigated and all necessary repairs affected. There a limited power points within various apartments.

The subjects have been refurbished externally in the past. Your Conveyancer should advise whether any outstanding costs or liabilities are associated with these works.

The garden boundaries are ill defined and reference should be made to the Title Deeds to ascertain the extent of gardens pertaining to the subjects.

## Essential Repairs

None apparent.

Estimated cost of essential repairs £  Retention recommended? ☐ Yes ☒ No Amount £

## Comment on Mortgageability

We confirm the subjects form suitable security for mortgage purposes.

# Mortgage Valuation Report

## Valuations

Market value in present condition £ 110,000  
Market value on completion of essential repairs £ N/A  
Insurance reinstatement value £ 82,000  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)  
Is a reinspection necessary? ☐ Yes ☒ No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £ 550  
Is the property in an area where there is a steady demand for rented accommodation of this type? ☒ Yes ☐ No

## Declaration

Signed Security Print Code [648114 = 5434 ]  
Electronically signed by:-  
Surveyor's name ALAN E CUNNINGHAM  
Professional qualifications BSc MRICS  
Company name DM Hall  
Address 14 Newton Place, Glasgow, G3 7PY  
Telephone 0141 332 8615  
Fax 0141 332 8615  
Report date 25th March 2009

## 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<sup>1</sup>.

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

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

### 1.2 THE REPORT

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

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 the 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.

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

# Terms and Conditions

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) nothing 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<sup>2</sup> will be from information contained in the Report and the generic Mortgage Valuation Report.

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

## 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
- 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" 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. 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.

# Energy Performance Certificate

## Address of dwelling and other details

181 CLOBERHILL ROAD,  
GLASGOW, G13 2DD

Dwelling type:

Name of approved organisation:

Membership number:

Date of certificate:

Reference number:

Total floor area:

Main type of heating and fuel:

Top-floor flat

RICS for Scotland

RICS080576

23 March 2009

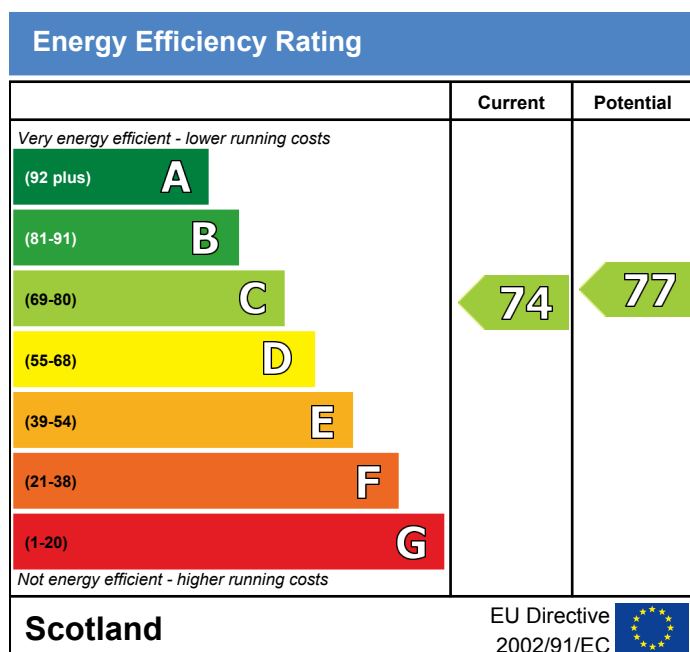
0150-2867-3170-0321-1121

68 m<sup>2</sup>

Boiler and radiators, mains gas

## This dwelling's performance ratings

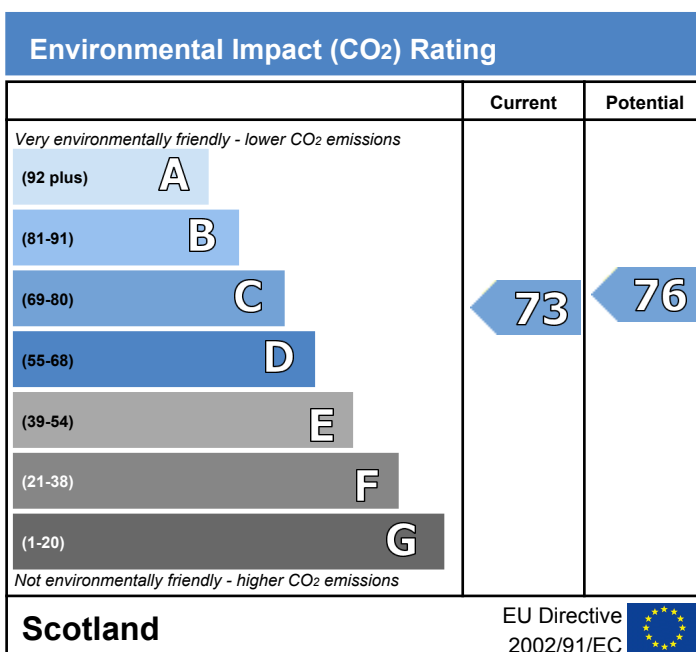
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Approximate current energy use per square metre of floor area: 204 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 34 kg/m<sup>2</sup> per year



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Increase loft insulation to 270 mm
- 2 Low energy lighting for all fixed outlets

- 3 Upgrade heating controls

A full energy report is appended to this certificate



Certification mark

Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

**N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION**

## Energy Report

The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS for Scotland. This is an organisation which has been approved by the Scottish ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr. Alan Edward Cunningham  
Company name/trading name: D M Hall Chartered Surveyors LLP  
Address: 14 Newton Place, Glasgow, G3 7PY

Phone number: 0141 332 8615  
Fax number: 0141 332 4867  
E-mail address: alan.cunningham@dmhall.co.uk  
Related party disclosure:

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	204 kWh/m <sup>2</sup> per year	177 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.0 tonnes per year
Lighting	£50 per year	£34 per year
Heating	£338 per year	£307 per year
Hot water	£95 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

### About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

### About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

### Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, with external insulation	Good	Good
Roof	Pitched, 150 mm loft insulation	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	Room heaters, electric	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good	Good
Current energy efficiency rating		C 74	
Current environmental impact (CO <sub>2</sub> ) rating		C 73	

### Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

### Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Increase loft insulation to 270 mm	£21	C 75	C 74
2 Low energy lighting for all fixed outlets	£13	C 76	C 75
3 Upgrade heating controls	£20	C 77	C 76
<b>Sub-total</b>	<b>£54</b>		
<b>Higher cost measures (over £500)</b>			
4 Replace boiler with Band A condensing boiler	£25	C 79	C 78
<b>Total</b>	<b>£79</b>		
Potential energy efficiency rating		C 79	
Potential environmental impact (CO <sub>2</sub> ) rating		C 78	

### Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

## About the cost effective measures to improve this home's energy ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work. ----

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that building standards may apply to this work.

#### 2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

#### 3 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

### Higher cost measures (typically over £500 each)

#### 4 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

## About the further measures to achieve even higher standards

Not applicable

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO<sub>2</sub> emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Close your curtains at night to reduce heat escaping through the windows.





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