

# Home Report

One triangle, all angles covered

RESIDENTIAL / COMMERCIAL / PROPERTY & CONSTRUCTION



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# Scottish Single Survey



# survey report on:

Property address	0/1 51 Castlefield Court Glasgow G33 6NN
Customer	Mr Mark Honthy
Customer address	0/1 51 Castlefield Court Glasgow G33 6NN
Prepared by	Shepherd Chartered Surveyors
Date of inspection	28/02/2024



www.shepherd.co.uk

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



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

# 1.2 THE REPORT

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

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

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

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

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

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

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

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

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

### 1.3 LIABILITY

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

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

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

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

# 1.4 GENERIC MORTGAGE VALUATION REPORT

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

# 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

# 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

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

they assign the same to any other party in writing.

### 1.7 PAYMENT

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

# 1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

# 1.9 PRECEDENCE

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

### 1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

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

# PART 2 - DESCRIPTION OF THE REPORT

# 2.1 THE SERVICE

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

# 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

- 1 <u>Category 3:</u> 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 <u>Category 2:</u> Repairs or replacement requiring future attention, but estimates are still advised.
- 3 Category 1: No immediate action or repair is needed.

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

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

# 2.4 SERVICES

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

# 2.5 ACCESSIBILITY

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

# 2.6 ENERGY REPORT

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

# 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

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 etc. will not be inspected or reported on.

Description	The subjects comprise a purpose built ground floor, end terrace flat forming part of a three storey block containing six dwellings in total.
Accommodation	GROUND FLOOR: Entrance Hallway, 2 Bedrooms, Bathroom with WC, Kitchen and Living Room.
Gross internal floor area (m²)	57m² or thereby.
Neighbourhood and location	The subjects are located within the Millerston district of Glasgow where surrounding properties vary in age and character.  Adequate local shopping, educational and public transport facilities are available close by.  The subjects lie adjacent to the St Aloysius College Millerston playing fields.
Age	Believed to be constructed circa 2001.
Weather	Overcast.
Chimney stacks	None.

# Roofing including roof space Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof was seen to be of pitched design overlaid with a tile finish. Access to the roof void is via a hatch within the upper landing ceiling of the communal close. This was seen to be of a timber frame construction. Rainwater fittings Visually inspected with the aid of binoculars where appropriate. Rainwater goods serving the subjects were seen to be formed in uPVC materials. Main walls Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are believed to be of a cavity timber frame construction with an external rendered finish. Windows, external doors and joinery Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The subjects are accessed by way of timber double glazed secure entry doors on the front and rear elevations of the property. Windows within the property are of timber frame construction containing double glazed units also. The subjects are accessed by way of a composite door.

External decorations	Visually inspected.
	External decorations incorporate paint and stained finishes.
	External accordions incorporate paint and stained liniones.
Conservatories / porches	None.
Communal areas	Circulation areas visually inspected.
	The subjects are accessed by way of a communal stairwell which provides access to all levels.
Garages and permanent outbuildings	None.
Outside areas and boundaries	Visually inspected.
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	There are garden grounds to the front and rear of the property. The front garden grounds incorporate residents parking. Confirmation of the allocation of parking rights can be found via the title deeds.
	Boundaries are predominantly of timber fencing. Confirmation of the separation of land can be found via the title deeds.
Ceilings	Visually inspected from floor level.
	Ceilings within the property are of plaster and plasterboard finishes.
Internal walls	Visually inspected from floor level.
	Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
	Walls are of plaster and plasterboard finishes.

Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
	Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
	Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.
	Flooring within the property is of suspended timber construction. Fitted floor coverings were present throughout which restricted the scope of inspection.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved.
	Kitchen units were visually inspected excluding appliances.
	Internal joinery incorporates timber skirtings and door facings together with internal pass doors of timber construction.
	The kitchen incorporates base and wall mounted units providing adequate storage.
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Chimney breasts and fireplaces	None.
Internal decorations	Visually inspected.
	Internal decoration incorporates paint, papered, tiled and textured finishes.
Cellars	None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.
	The electrical switchgear is located within the entrance hall cupboard. Electricity is from the mains.

Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.  Gas is from the mains. The gas meter is also located within the entrance hall cupboard.
Water, plumbing, bathroom fittings	Visual inspection of the accessible ninework water
water, plumbing, bathroom nitings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.
	No tests whatsoever were carried out to the system or appliances.
	Water is from the mains. Water piping, where visible, was run in copper and PVC.
	The bathroom suite comprises a bath with shower, WC and wash hand basin.
Heating and hot water	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.
	No tests whatsoever were carried out to the system or appliances.
	Domestic heating and hot water are provided by way of a gas fired boiler wall mounted within the kitchen which vents by way of flue to the rear elevations of the property.
Drainage	Drainage covers etc. were not lifted.
	Neither drains nor drainage systems were tested.
	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

# Fire, smoke and burglar alarms Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbonfuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will

ownership.

comply with these standards following a change of

### Any additional limits to inspection

### For flats / maisonettes

Only the subject flat and internal communal areas giving access to the flat were inspected.

If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.

The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.

The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.

Windows and external doors were not all fully opened or tested.

No access was available to any sub-floor areas.

Full and safe access was not available to the roof void area due to restricted access.

Some areas of the external building fabric including some roof pitches/elevations were not fully or closely inspectable from the surrounding ground level, due to the confines of the site.

Wall panelling/plasterboard finishes prevented accurate damp readings being taken.

No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition.

The cold water rising main was not fully inspectable.

# 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.

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

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

Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of our inspection.

Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

Chimney stacks	
Repair category	N/A
Notes	None.

Roofing inclu	Roofing including roof space	
Repair category	1	
Notes	No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.	
	Excessive moss growth was noted on the tiles which restricted our scope of inspection.	

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

Main walls	
Repair category	2
Notes	Weathered and worn elevations were noted and future and ongoing maintenance should be anticipated.

Windows, external doors and joinery	
Repair category	2
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.  Windows are of an age and style (original) where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.

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

Conservatories/porches	
Repair category	N/A
Notes	None.

Communal areas	
Repair category	1
Notes	Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.

Garages and permanent outbuildings	
Repair category	N/A
Notes	None.

Outside areas and boundaries	
Repair category	2
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.  Damaged fencing was noted to the boundaries requiring repair.

Ceilings	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

Internal walls	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

Floors including sub-floors	
Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Internal joinery and kitchen fittings	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.
	Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings etc. and future maintenance or upgrading should be anticipated.

Chimney breasts and fireplaces	
Repair category	N/A
Notes	None.

Internal decorations	
Repair category	1
Notes	The property is in reasonable decorative order.

Cellars	
Repair category	N/A
Notes	None.

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

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

Water, plumbing and bathroom fittings					
Repair category	1				
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.				
	The cold water rising main was not fully inspectable.				
	Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.				

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

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

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	N/A
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	N/A
Communal areas	1
Garages and permanent outbuildings	N/A
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	N/A
Internal decorations	1
Cellars	N/A
Electricity	2
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.

# 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. Wherea lift is present, the count is based on the number of steps climbed when using the lift.

# Unrestricted parking within 25 metres:

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

1. Which floor(s) is the living accommodation on?	Ground Floor			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	X	No	
3. Is there a lift to the main entrance door of the property?	Yes		No	X
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?	Yes	X	No	
6. Is there a toilet on the same level as a bedroom?	Yes	X	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?	Yes	X	No	

# 4. Valuation and conveyancer issues

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

# Matters for a solicitor or licensed conveyancer

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

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

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

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

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

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £200,000 (TWO HUNDRED THOUSAND POUNDS).

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

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £135,000 (ONE HUNDRED AND THIRTY FIVE THOUSAND POUNDS).

Signed	Antony Burns
	Electronically signed :- 28/02/2024 19:34

Report author	Antony Burns					
Company name	J & E Shepherd Chartered Surveyors					
Address	31 Byres Road Glasgow G11 5RD					
Date of report	28/02/2024					



www.shepherd.co.uk

Property Address	
Address Seller's Name Date of Inspection	0/1, 51 Castlefield Court, Glasgow, G33 6NN Mr Mark Honthy 28/02/2024
Property Details	
Property Type House X Purpose built flat	Bungalow Purpose built maisonette Converted maisonette Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)
Property Style Detached Back to back	Semi detached       Mid terrace       End terrace         High rise block       X Low rise block       Other (specify in General Remarks)
Does the surveyor believe that the military, police? Flats/Maisonettes only Floor(s) on will Approximate Year of Construction	property was built for the public sector, e. g. local authority,  No. of floors in block  No. of units in block  2001  Yes X No  Yes X No
Tenure	
	Other
Accommodation	
Number of Rooms  1 Living room 1 Bathroom(s	
Gross Floor Area (excluding garage	es and outbuildings) 57 m² (Internal) 63 m² (External)
Residential Element (greater than 4	0%) X Yes  No
Garage / Parking / Outbuildings	
Single garage Double ga	rage X Parking space No garage / garage space / parking space
Available on site?	☐ No
Permanent outbuildings:	
None.	

Construction								
Walls Roof	Brick X Tile	Stone Slate	Concrete Asphalt	X Timber Felt	frame		(specify in Gene (specify in Gene	,
Special Risks								
Has the property su	ffered struc	tural movem	ent?				Yes X No	0
If Yes, is this recent	or progres	sive?					」Yes	0
Is there evidence, he the immediate vicin		ason to antic	cipate subside	ence, heave,	landslip o	r flood in	Yes X No	0
If Yes to any of the	above, prov	vide details in	General Rer	narks.				
Service Connecti	ons							
Based on visual ins the supply in Gener		•	ices appear to	be non-ma	ins, please	e comment o	on the type an	d locationof
Drainage Electricity Central Heating	X Mains X Mains X Yes	Priva	ite [	None None None		X Mains X Mains	Private Private	None None
Brief description of	Central Hea	ating and any	non mains s	ervices:				
Gas fired boiler to radia	ators.							
Site								
Apparent legal issue	es to be ver	rified by the c	onvevancer	Please prov	vide a brief	description	in General Re	emarks
Rights of way  Ill-defined boundaries	X Shared d	rives / access	Garage or oth	-		e Shared s	ervice connection ecify in General F	ns
Location								
Residential suburb Commuter village		esidential within emote village	town / city [	Mixed reside	ential / comm al property		red service conne er (specify in Gen	
Planning Issues								
Has the property be If Yes provide detail			d / altered?	Yes	No			
Roads								
X Made up road	Unmade ro	pad Part	ly completed nev	v road Ped	estrian acces	ss only A	dopted	Unadopted

General Remarks	
The subjects comprise a purpose built end terrace, ground floor flat forming part of a three storey block containing six dwel	lings in total.
The subjects are located within the Millerston district of Glasgow where surrounding properties vary in age and character.	
Adequate local shopping, educational and public transport facilities are available close by.	
The subjects lie adjacent to the St Aloysius College Millerston playing fields.	
Essential Repairs	
None.	
Estimated cost of essential repairs N/A	
Retention recommended? Yes X No	
Retention amount N/A	
Comment on Mortgageability	
The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider	
Valuation	
Market value in present condition £	135,000
Market value on completion of essential repairs £	
Insurance reinstatement value £	200,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	
Is a reinspection necessary?	Yes X No

# Declaration

Signed Antony Burns

Electronically signed :- 28/02/2024 19:34

Surveyor's name Antony Burns

Professional qualifications MRICS

Company name J & E Shepherd Chartered Surveyors Address 31 Byres Road, Glasgow, G11 5RD

Telephone 0141 353 2080

Email Address glasgow@shepherd.co.uk

Date of Inspection 28/02/2024



# **Energy Performance Certificate**



# **Energy Performance Certificate (EPC)**

**Dwellings** 

# **Scotland**

# FLAT 0/1, 51 CASTLEFIELD COURT, GLASGOW, G33 6NN

Dwelling type: Ground-floor flat
Date of assessment: 28 February 2024
Date of certificate: 28 February 2024

Total floor area: 57 m<sup>2</sup>

Primary Energy Indicator: 163 kWh/m²/year

**Reference number:** 0120-2378-6020-2424-6575 **Type of assessment:** RdSAP, existing dwelling

Approved Organisation: Elmhurst

**Main heating and fuel:** Boiler and radiators, mains

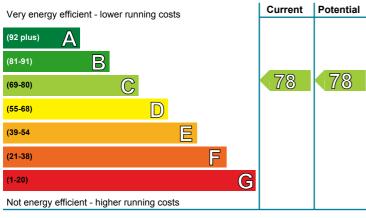
gas

### You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,211	See your recommendations
Over 3 years you could save*	£117	report for more information

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

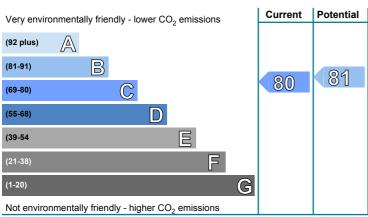


# **Energy Efficiency Rating**

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 C (78)**. 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<sub>2</sub>) 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 Floor insulation (suspended floor)	£800 - £1,200	£117.00	

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	Timber frame, as built, insulated (assumed)	****	<b>★★★★☆</b>
Roof	(another dwelling above)	_	_
Floor	Suspended, insulated (assumed)	_	_
Windows	Fully double glazed	***	<b>★★★☆☆</b>
Main heating	Boiler and radiators, mains gas	****	<b>★★★★</b> ☆
Main heating controls	Programmer, room thermostat and TRVs	****	<b>★★★★</b> ☆
Secondary heating	None	_	_
Hot water	From main system	****	<b>★★★★</b> ☆
Lighting	Low energy lighting in all 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<sub>2</sub> 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 29 kg CO<sub>2</sub>/m<sup>2</sup>/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 1.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

# Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,422 over 3 years	£1,305 over 3 years	
Hot water	£522 over 3 years	£522 over 3 years	You could
Lighting	£267 over 3 years	£267 over 3 years	save £117
Total	£2,211	£2,094	over 3 years

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.

December ded masses	Indicative cost	Typical saving	Rating after improvement	
Recommended measures	Indicative cost per year		Energy	Environment
1 Floor insulation (suspended floor)	£800 - £1,200	£39	C 78	B 81

# Choosing the right improvement package



For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

# About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

# 1 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

# Low and zero carbon energy sources

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

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

# Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	3,502	N/A	N/A	N/A
Water heating (kWh per year)	1,810			

#### **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:
Assessor membership number:
Company name/trading name:
Address:

Mr. Antony Burns
EES/023012
J & E Shepherd
13 Albert Square

Dundee DD1 1XA 01382 200454

Phone number: 01382 200454

Email address: dundee@shepherd.co.uk

Related party disclosure: No related party

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

#### Use of this energy performance information

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

#### Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT







Property address	0/1 51 Castlefield Court Glasgow G33 6NN
Seller(s)	SUSAN MCGRENAGHAN
Completion date of property questionnaire	25/02/2024

#### **Note for sellers**

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

#### Information to be given to prospective buyer(s)

1.	Length of ownership		
	How long have you owned the prope	ong have you owned the property? 2003	
2.	Council tax		
	Which Council Tax band is your prop	perty in?	D
3.	Parking		
	What are the arrangements for parki (Please tick all that apply)  • Garage	ng at your property?	
	<ul><li>Garage</li><li>Allocated parking space</li></ul>	Yes	
	• Driveway	No	
	Shared parking	Yes	
	On street	Yes	
	Resident permit	No	
	Metered Parking	No	
	Other (please specify):		
4.	Conservation area		
	Is your property in a designated Cor special architectural or historical int which it is desirable to preserve or e	erest, the character or appear	a of Don't know

No			
No			
No			
NO			
ile			
n			
g No			
(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):			
Please give any guarantees which you received for this work to your solicitor or estate agent.			
Yes			
?			

	i) When was your central heating system or partial central heating system installed?			
	When flat was built			
	(ii) Do you have a maintenance contract for the central heating system?			No
	If you have answered yes, please give details of the company with which you have a maintenance contract:			
	(iii) When was your maintena (Please provide the month ar		enewed?	
3.	Energy Performance Certification	ate		
	Does your property have an I than 10 years old?	Energy Performance	Certificate which is less	
9.	Issues that may have affected your property			
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it?		ctural damage to the	No
	If you have answered yes, is the damage the subject of any outstanding insurance claim?			
b.	Are you aware of the existence of the ex	•	ır property?	No
10.	Services			
a.	Please tick which services are connected to your property and give details of the supplier:			
	Services	Connected	Supplier	
	Gas or liquid petroleum gas	Yes	Scottish power	
	Water mains or private water supply	Yes	Scottish Water	
	Electricity	Yes	Scottish power	
	Mains drainage	Yes	Local Authority	
	Telephone	Yes	ВТ	

	Cable TV or satellite	Yes	ВТ	
	Broadband	Yes	ВТ	
b.	Is there a septic tank system at your property?  If you have answered yes, 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?			
	If have answered yes, details of the company with which you have a maintenance contract:			
11.	Responsibilities for share	ed or common areas		
a.	Are you aware of any re used jointly, such as the boundary, or garden are	e repair of a shared o	ibute to the cost of anything drive, private road,	Yes
	If you have answered yes, please give details:			
	Speirs gumley are the factor who takes responsibility for the communal areas outside- landscaping, grass cutting, hedge trimming etc. the factor fee also covers the cleaning of the stair well and building insurance			
b.	Is there a responsibility roof, common stairwell	-	air and maintenance of the eas?	Yes
	If you have answered yes, please give details:			
	As above			
C.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?			No
d.	Do you have the right to for example to put out y boundaries?		ur neighbours'property — o maintain your	No
	If you have answered yes, please give details:			
e.	As far as you are aware, walk over your property maintain their boundarie	, for example to put	nbours have the right to out their rubbish bin or to	No
	If you have answered ye	o place dive detail		

f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	No
	If you have answered yes, please give details:	
12.	Charges associated with the property	
a.	Is there a factor or property manager for your property?	Yes
	If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	
	Speirs Gumley	
	Red Tree Magenta 270 Glasgow Road Glasgow G73 1UZ	
b.	Is there a common buildings insurance policy?	Yes
	If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?	Yes
	, morrow, marriage of the good	
C.	Please give details of any other charges you have to pay on a regular ba upkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.	
c. 13.	Please give details of any other charges you have to pay on a regular ba upkeep of common areas or repair works, for example to a residents' as	
	Please give details of any other charges you have to pay on a regular ba upkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.	
13.	Please give details of any other charges you have to pay on a regular ba upkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.  Specialist work  As far as you are aware, has treatment of dry rot, wet rot, damp or any	sociation,
13. a.	Please give details of any other charges you have to pay on a regular ba upkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.  Specialist work  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?  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	sociation,
13. a.	Please give details of any other charges you have to pay on a regular bat upkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.  Specialist work  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?  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.  As far as you are aware, has any preventative work for dry rot, wet rot,	sociation,
13.	Please give details of any other charges you have to pay on a regular bat upkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.  Specialist work  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?  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.  As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	sociation,

	Guarantees are held by:			
14.	Guarantees			
a.	Are there any guarantees or warranties for any of the following?			
	(i) Electrical work	Don't know		
	(ii) Roofing	Don't know		
	(iii) Central heating	Don't know		
	(iv) National House Building Council (NHBC)	Don't know		
	(v) Damp course	Don't know		
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No		
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):			
C.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	No		
15.	Boundaries			
	So far as you are aware, has any boundary of your property been moved in thelast 10 years?	No		
	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?	No		
b.	that affects your property in some other way?	No		
C.	that requires you to do any maintenance, repairs or improvements to your property?	No		
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.			

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

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

Name(s): Mark Honthy

Date: 25/02/2024

### Residential

Home Report

Mortgage & Re-Mortgage Valuation Home & Flat Buyer Report

Energy Performance Certificate (EPC)

Private Sale Valuation

Inheritance Tax Valuation

Capital Gains Tax Valuation

Separation Valuation

**Driveby Valuation** 

Desktop Valuation

New Build, Development & Plot Valuation

Extension & Alteration Valuation

Portfolio Valuation

**Rental Valuation** 

**Expert Witness Report** 

Council Tax Appeal

**Aberdeen**▲ ▲ 01224 202800

△ 01292 267987

Coatbridge △ 01236 436561

Cumbernauld

Dalkeith

Dumbarton

△ 01236 780000

△ 0131 663 2780

△ 01389 731682

Bespoke Condition Report

### Commercial

Commercial Valuation

Commercial Agency

Acquisitions & Disposals

Commercial Lease Advisory

Rent Reviews

Asset Management

Project Consultancy

**Development Appraisals** 

Elgin ▲ 01343 553939

△ 01324 635 999

Fraserburgh △ 01346 517456

△ 01896 750150

△ ▲ 0141 331 2807

Glasgow South

△ 0141 649 8020

Galashiels

Glasgow

Falkirk

**Commercial Property Auctions** 

Property Management

**Professional Services** Licensed Trade / Leisure

Glasgow West End

△ 0141 353 2080 Greenock

△ 01475 730717

Hamilton △ 01698 897548

Inverness

△ ▲ 01463 712239

Kilmarnock

△ 01563 520318

Kirkcaldy △ 01592 205442

**Livingston**△ 01506 416777

Property &

**Quantity Surveying** 

**Building Surveying** 

Principal Designer

Clerk of Works

Commercial EPC

Fire Engineering

Employer's Agent

Housing Services

**Energy Department** 

**Mediation Services** 

**Development Monitoring** 

Project Management

Construction

Health & Safety Management

Dispute Resolution Support Services

Montrose △ 01674 676768

Motherwell △ 01698 252229

Musselburgh

△ 0131 653 3456

Oban △ 01631 707 800

Paisley
△ 0141 889 8334

Perth

△ 01738 638188

▲ 01738 631631

Peterhead ▲ 01779 470766

St Andrews

△ 01334 477773

▲ 01334 476469

Saltcoats △ 01294 464228

Stirling

△ 01786 450438 ▲ 01786 474476

SHEPHERD



**Dumfries**▲ ▲ 01387 264333

△ 01382 200454

▲ 01382 220699

▲ 01383 731841

△ 01355 248535

△ 0131 2251234

▲ 0131 557 9300

East Kilbride

Edinburgh

Dunfermline

Dundee



