

YOUR ONESURVEY
HOME REPORT

ADDRESS

Caoldarach
Drymen, Glasgow
G63 0EB

PREPARED FOR

Lindsay and Agnes Gillespie

INSPECTION CARRIED OUT BY:



SELLING AGENT:



HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Bearsden - Allied Surveyors Scotland Plc	04/05/2021
<u>Mortgage Certificate</u>	Final	Bearsden - Allied Surveyors Scotland Plc	04/05/2021
<u>Property Questionnaire</u>	Final	Mr & Mrs. Lindsay and Agnes Gillespie	04/05/2021
<u>EPC</u>	Final	Bearsden - Allied Surveyors Scotland Plc	04/05/2021

Important Notice:

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

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

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	ND/0825
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Customer	Mr & Mrs. Lindsay and Agnes Gillespie
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Selling address	Caoldarach Drymen, Glasgow G63 0EB
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Date of Inspection	30/04/2021
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Prepared by	Paul Fraser, MRICS Bearsden - Allied Surveyors Scotland Plc
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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.

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	Substantial detached 2-storey dwelling house with single storey gable end projection retaining the benefit of generous surrounding garden grounds extending a little over 3 acres or thereby incorporating a double car garage and various adjoining outbuildings.
Accommodation	Ground floor: entrance hallway - with stairwell access and cupboard off, dining room, kitchen/breakfasting area, gable vestibule - with boiler room off, utility room/second kitchen, lounge with cupboard and stairwell access off, sitting room, cloakroom - with w.c off, open plan living/family room - with playroom off and separate pantry/store area. First floor: Landing/study area - with cupboards off, main bathroom, 4 bedrooms (two of which share dressing room facilities) - with separate bathroom off, study and rear landing - with stairwell access off.
Gross internal floor area (m2)	circa 369 sqm.
Neighbourhood and location	The property is situated within rural surroundings approximately 1 mile to the north of Drymen whereby a range of village amenities/services are all considered reasonably convenient. A fuller range of services are available within Glasgow to the South or Stirling to the East. The property retains an idyllic open outlook over agricultural lands toward Loch Lomond and beyond.
Age	Constructed mid to late 1930's altered/extended during the

	1950's.
Weather	Dry and bright.
Chimney stacks	<p>The property retains five traditional rendered brick chimney stacks each supporting pre-cast concrete table stones along with period pots/flue terminals. Lead or metal flashings surround the base of the respective chimneyheads at the roof junction.</p> <p>Visually inspected with the aid of binoculars where required.</p>
Roofing including roof space	<p>The roof cladding is of a perceived thatched design encased with mesh wiring, laid over timber trusses and metal sarking material.</p> <p>Internally, the principal attic space accommodates a galvanised cold water holding tank along with associated header tank and has been partially floored. There is no insulation apparent within the attic.</p> <p>The rear 2-storey extension is of a similar design. No access was available to the single storey projection.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>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.</p>
Rainwater fittings	<p>Typical to thatched clad roofing there are no associated rainwater conductors.</p> <p>Cast iron waste pipes do however remain in-situ and have been painted/treated.</p> <p>Visually inspected with the aid of binoculars where required.</p>
Main walls	<p>The main outer walls appear to be of a traditional solid brick construction wet dash render or smooth render finished externally.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>

<p>Windows, external doors and joinery</p>	<p>Windows throughout are of an aluminium/PVC double-glazed manufacture with access doors comprising the original timber storm doors, treated timber panel doors or aluminium/PVC framed double-glazed units.</p> <p>External joinery components appear treated.</p> <p>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.</p>
<p>External decorations</p>	<p>As above external walls have predominantly been render finished incorporating masonry painted tile or timber window sills. As above, cast iron components appear treated.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>None.</p>
<p>Garages and permanent outbuildings</p>	<p>The property retains a double car garage of traditional rendered solid brick wall construction contained beneath a thatch clad roof. The garage itself extends to approximately 38 sq.m square metres and retains ladder access to a floored and lined attic space.</p> <p>The facility benefits from a poured solid concrete floor base, two up and over electronic vehicular access doors along with pedestrian access point, single glazed timber casement window units along with electrical power supply and water supply.</p> <p>The garage is attached to various store facilities to the rear comprising a brick wall construction contained beneath pitched, tile clad roofs. The store facilities extend to an approximate floor area of 54 sq.m or thereby.</p> <p>Visually inspected.</p>
<p>Outside areas and boundaries</p>	<p>The dwelling retains generous surrounding garden grounds understood to extend to approximately, a little over 3 acres or thereby which have predominantly been laid out to grass, paving, tarmacadam, shrubbery, gravel, mature trees and feature pond.</p> <p>Visual boundaries include traditional dry stone dyke walling, post and wire along with timber fencing.</p>

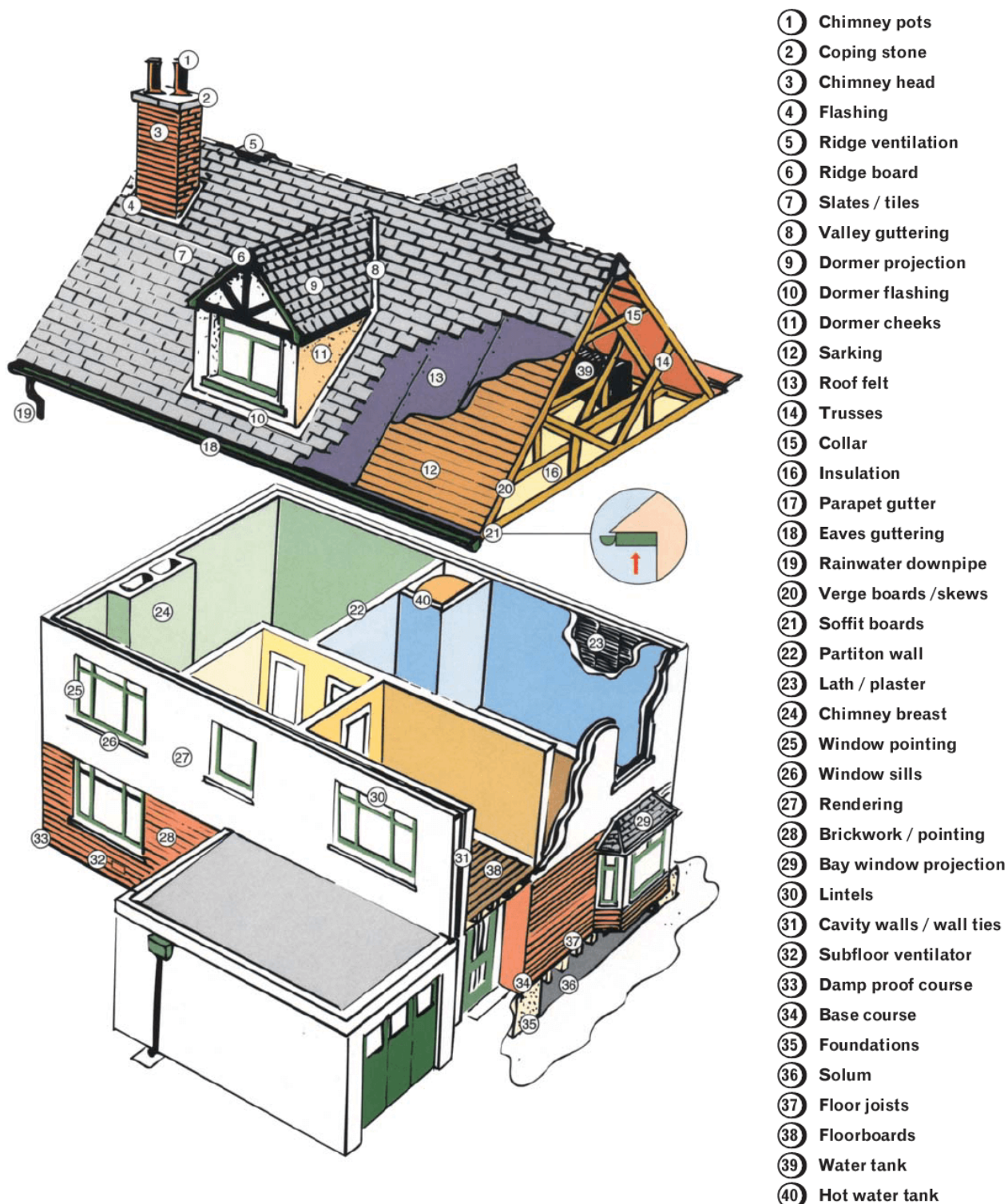
	<p>The full extent of the boundaries pertaining to the property should be established through the Title Deeds.</p> <p>Visually inspected.</p>
Ceilings	<p>Ceilings comprise a combination of predominantly lath and plaster, plaster or fibreboard linings.</p> <p>Visually inspected from floor level.</p>
Internal walls	<p>Internal walls vary between a lath and plaster, plaster on hard or fibre/plasterboard finish, again decoratively clad.</p> <p>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
Floors including sub floors	<p>The ground floor is of traditional suspended timber joist design along with localised elements of poured solid concrete, each carrying a decorative overlay.</p> <p>We have not inspected sub-floor areas as there was no apparent means of access.</p> <p>The first floor is of a conventional suspended timber joist design again decoratively finished.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
Internal joinery and kitchen fittings	<p>Internal joinery varies between a painted/treated hard and soft wood.</p> <p>Internal doors are of a traditional timber panel, flush panel or glazed timber installation.</p> <p>We have assumed glazed units are of a Safety Glass standard.</p> <p>The kitchen units are of a traditional, quality installation incorporating an oil fired AGA, enamel sink and adequate cupboard/storage space.</p> <p>The secondary kitchen/utility room incorporates electric hob/oven along with sink unit and adequate cupboard/storage space.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p>

	Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	<p>The property retains several feature open fire appliances at both ground and first floor level. Chimney breasts appear finished to a combination of plaster on hard, lath and plaster or fibreboard linings having been decoratively finished.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
Internal decorations	<p>Ceilings vary between paint, textured paint or period coving incorporating in part, traditional timber beams.</p> <p>Walls vary between paint, papering, textured paint or ceramic tiling.</p> <p>Visually inspected.</p>
Cellars	N/A
Electricity	<p>Mains supply. The upgraded consumer board and meter are wall mounted within the small passage of the main kitchen.</p> <p>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.</p>
Gas	No mains supply connected.
Water, plumbing and bathroom fittings	<p>Mains, pumped water supply. Distribution pipework where visible is formed in either PVC, copper or metal components.</p> <p>The main family bathroom suite comprises modern bath, twin wash-hand basins, w.c and walk-in shower cubicle - with shower fitment over.</p> <p>The secondary bathroom comprises modern bath, w.c, wash-hand basin and shower cubicle again with shower fitment over.</p> <p>The ground floor cloakroom comprises traditional w.c and wash-hand basin.</p> <p>Two of the first floor bedrooms retain traditional wash-hand basin units with a separate unit positioned within the walk-in wardrobe facilities.</p>

	<p>It is not uncommon for properties of this age and character to retain an element of lead pipework. If indeed the case, such materials should ideally be replaced during the course of ongoing maintenance/upgrading.</p> <p>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.</p>
<p>Heating and hot water</p>	<p>Central heating is provided by two oil fired Worcester Bosch danesmoor boilers, floor mounted within the ground floor boiler room. The boilers supply a series of radiators throughout the main living accommodation in conjunction with domestic hot water.</p> <p>Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.</p>
<p>Drainage</p>	<p>Drainage is understood to be to a private septic tank located within the front garden grounds albeit with the soakaway understood to be located within the fields on the opposite side of the access road. Details should be obtained along with any associated Rights of Way etc.</p> <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p>
<p>Fire, smoke and burglar alarms</p>	<p>The property retains ceiling mounted smoke and carbon monoxide alarms within.</p> <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p>
<p>Any additional limits to inspection</p>	<p>Our appraisal of internal cupboard space was severely restricted due to the presence of stored items contained therein.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist</p>

	contractors. This can prove to be expensive.
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Sectional Diagram showing elements of a typical house




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


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


2. CONDITION

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

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


Structural movement	
Repair category:	
Notes:	<p>The property has in the past suffered from an element of previous movement resulting in a slight displacement to both the internal and external fabric.</p> <p>The movement evident however appears historical.</p>

Dampness, rot and infestation	
Repair category:	
Notes:	<p>No significant or reportable defects noted to merit further investigation or repair.</p> <p>Historical staining was evident over the lounge/family room ceiling. Cosmetic redecoration may be anticipated.</p>


Chimney stacks	
Repair category:	
Notes:	<p>Typical weathering along with localised shrinkage/thermal cracking and minor boss rendering was evident. Minor patch repairs/re-rendering may be anticipated over the medium to longer term.</p>

Roofing including roof space

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


Repair category:	
Notes:	<p>The thatched roofing generally appears to be in a fairly good order externally in keeping with age and character. Similarly, the internal fabric remained to be in a satisfactory order, free of reportable defects.</p> <p>Typical to thatched roofing, regular and ongoing maintenance can be anticipated with a typical life expectancy within the region of 40-50 years or thereby.</p> <p>We understand that the thatched roofing was replaced approximately 15 years ago.</p>


Rainwater fittings	
Repair category:	
Notes:	N/A

Main walls	
Repair category:	
Notes:	<p>Generally satisfactory consistent with age and character save typical weathering and localised staining.</p> <p>An element of boss, defective rendering was evident requiring localised patch repair. Typical shrinkage/thermal cracking was evident over the external perimeter walls.</p>

Windows, external doors and joinery

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

Repair category:	
Notes:	<p>Windows throughout are of an older vintage but nonetheless for the most part appear serviceable and operate as designed where tested.</p> <p>Several window units have failed resulting in a build up of condensation between the glass panes.</p> <p>Regular maintenance may be anticipated over the external joinery components.</p> <p>External doors again appeared to be in a satisfactory order consistent with age and character.</p>


External decorations	
Repair category:	
Notes:	Save general weathering to the external fabric no significant or reportable defects noted. Regular and ongoing maintenance can be anticipated in line with age and design.


Conservatories / porches	
Repair category:	
Notes:	N/A

Communal areas	
Repair category:	
	N/A

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


Notes:	
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Garages and permanent outbuildings	
Repair category:	
Notes:	<p>The principal garage structure appears to be in a fairly good order free of reportable defects albeit localised woodworm was apparent to some joinery components in addition to that of typical weathering to the external joinery.</p> <p>As above, regular maintenance may be anticipated to the thatched roofing which again will have a typical life expectancy of circa 40-50 years or so. We understand the roof was replaced within the last 15 year period.</p> <p>The adjoining outbuildings are perceived to be in a satisfactory order albeit having been affected by localised movement to the structure alongside typical weathering to external joinery components in addition to that of localised decay. General maintenance may be anticipated.</p> <p>We note an element of staining to the underside of the rear sarking material albeit this appears historical but nonetheless should be monitored and further rectified as appropriate. The roof cladding above appears heavily moss clad.</p>


Outside areas and boundaries	
Repair category:	
Notes:	<p>Garden grounds appear well tended with visual boundaries generally in a satisfactory order again consistent with age and character.</p> <p>Regular maintenance may nonetheless be anticipated to stone</p>

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.

	<p>dyke walling along with an element of realignment to displaced post and wire fencing.</p> <p>Mature trees are situated within their own height of the subject property. An element of pruning/maintenance can be anticipated although there was no visible adverse root action affecting the property.</p>
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Ceilings	
Repair category:	
Notes:	<p>Save typical shrinkage/thermal cracking no significant or reportable defects noted.</p> <p>It is not uncommon for lath and plaster ceiling linings to dry out through time and require an element of patch repair during ongoing redecoration/maintenance.</p>

Internal walls	
Repair category:	
Notes:	Generally satisfactory save fair wear and tear.

Floors including sub-floors	
Repair category:	
Notes:	<p>Generally satisfactory save fair wear and tear.</p> <p>Typical to dwelling of this age and construction type, some of the internal floors were perceived to be slightly noisy when tread upon/weight tested.</p>

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.


Internal joinery and kitchen fittings	
Repair category:	1
Notes:	<p>Generally satisfactory save fair wear and tear.</p> <p>The kitchen units are of a traditional design and appear serviceable.</p>

Chimney breasts and fireplaces	
Repair category:	1
Notes:	<p>We have assumed all open fire appliances operate in a safe and satisfactory order albeit they should be smoke tested prior to future use.</p> <p>Similarly we have assumed the log burning stove within the living/family room also operates as designed.</p>


Internal decorations	
Repair category:	1
Notes:	The property was found to be in a satisfactory order with items apparent proving capable of remedy within the scope of ongoing maintenance/redecoration.

Cellars	
Repair category:	
Notes:	N/A


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.


Electricity	
Repair category:	
Notes:	<p>Although partially upgraded the electrical installation retains some elements of along older lines in addition to that of localised exposed wiring notably within the boiler room and dining room accommodation.</p> <p>The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every 10 years, and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET Regulations.</p>

Gas	
Repair category:	
Notes:	N/A

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	<p>No significant or reportable defects noted.</p> <p>The bathroom sanitary wear appears to be of a modern quality installation albeit some more traditional wash-hand basins remain in-situ within bedrooms and walk-in wardrobe facility.</p> <p>As above, properties of this age and character can retain an element of lead or metal based pipework. If indeed the case such materials should ideally be replaced with more modern components.</p>

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.

Heating and hot water	
Repair category:	
Notes:	<p>We have assumed that all heating and hot water appliances operate in a safe and satisfactory order. It is good practice to ensure the installation remains annually serviced in line with manufacturer's specifications with any repair/remedial work undertaken as and when appropriate.</p> <p>We understand the central heating system has been recently serviced albeit retains elements of along older lines which may require to be upgraded as appropriate over the medium to longer term.</p>

Drainage	
Repair category:	
Notes:	We have assumed the private drainage facility/septic tank to operate in a satisfactory manner.

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

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
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	1
Internal decorations	1
Cellars	
Electricity	2
Gas	
Water, plumbing and bathroom fittings	1
Heating and hot water	2
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer	
<p>Confirmation the property is held on standard or Absolute Ownership.</p> <p>We understand the property extends to approximately 3 acres or thereby, details of which should be established prior to sale.</p> <p>The dwelling retains a private drainage supply which we understand the septic tank is wholly contained within the grounds pertaining to the subject property albeit with the soakaway located within the fields adjacent. We have assumed all necessary Rights of Way/access have been granted regarding maintenance etc.</p> <p>We understand the thatched roof has been replaced within the last 15 year period. Any associated guarantees should be transferred as a condition of sale.</p> <p>The property has been altered/extended from its original design understood to have been carried out during the 1950's. We have assumed compliance as and where appropriate albeit given the passage of time if documentation is not available then we do not consider this to have an adverse impact upon valuation or mortgageability.</p> <p>We understand that the access road ex-adverso the property which is made up, to be private. This point should be confirmed along with associated liabilities.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>875,000 Eight Hundred and Seventy Five Thousand Pounds</p>	
Valuation (£) and market comments	
<p>950,000 (Nine Hundred and Fifty Thousand Pounds). It should be appreciated that some Banks/Building Societies will restrict or refuse lending on properties with thatch clad roofs. Lenders guidelines should therefore be established prior to purchase.</p>	
Report author:	Paul Fraser, MRICS
Company name:	Bearsden - Allied Surveyors Scotland Plc
Address:	132 Drymen Road Bearsden

	Glasgow G61 3RB
Signed:	Electronically Signed: 181121-15F51377-3BE1
Date of report:	04/05/2021

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Caoldarach Drymen, Glasgow G63 0EB	Client: Mr & Mrs. Lindsay and Agnes Gillespie Tenure: Absolute Ownership
Date of Inspection:	30/04/2021	Reference: ND/0825

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

1.0	LOCATION
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The property is situated within rural surroundings approximately 1 mile to the north of Drymen whereby a range of village amenities/services are all considered reasonably convenient. A fuller range of services are available within Glasgow to the South or Stirling to the East.

The property retains an idyllic open outlook over agricultural lands toward Loch Lomond and beyond.

2.0	DESCRIPTION	2.1 Age:	Constructed mid to late 1930's altered/extended during the 1950's.
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Substantial detached 2-storey dwelling house with single storey gable end projection retaining the benefit of generous surrounding garden grounds extending a little over 3 acres or thereby incorporating a double car garage and various adjoining outbuildings.

3.0	CONSTRUCTION
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Walls: are of conventional brick construction render finished externally.

Roof: hip design and thatch clad.

4.0	ACCOMMODATION
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Ground floor: entrance hallway - with stairwell access and cupboard off, dining room, kitchen/breakfasting area, gable vestibule - with boiler room off, utility room/second kitchen, lounge with cupboard and stairwell access off, sitting room, cloakroom - with w.c off, open plan living/family room - with playroom off and separate pantry/store area.

First floor: Landing/study area - with cupboards off, main bathroom, 4 bedrooms (two of which share dressing room facilities) - with separate bathroom off, study and rear landing - with stairwell access off.

5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	None.	Drainage:	Septic tank
Central Heating:	Full oil fired wet system.						
6.0	OUTBUILDINGS						
Garage:	Double detached garage along with adequate on-site car parking provision.						
Others:	Various brick/block built store buildings attached to the garage.						
7.0	<p>GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i></p>						
<p>The property was generally found to be in a satisfactory order both internally and externally consistent with age and character. Items apparent should prove capable of remedy within the scope of ongoing routine maintenance/upgrading.</p> <p>As above, the property retains a thatched roof. Thatched roofs will have a typical life expectancy of circa 40 - 50 years or thereby but nonetheless will require regular and ongoing maintenance.</p> <p>The property has in the past been affected by previous movement resulting in a slight displacement to both the internal and external fabric. The movement evident appears historical. Our valuation assumes as such.</p> <p>It should be appreciated that some Banks/Building Societies will restrict or refuse lending on properties with thatch clad roofs. Lenders guidelines should therefore be established prior to purchase.</p>							
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)						
None.							
8.1 Retention recommended:			-				
9.0	ROADS & FOOTPATHS						
Understood to be private.							
10.0	BUILDINGS INSURANCE (£):	875,000	GROSS EXTERNAL FLOOR AREA	424	Square metres		
<p><i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i></p>							
11.0	GENERAL REMARKS						
<p>We understand the property extends to approximately 3 acres or thereby, details of which should be established prior to sale.</p> <p>The dwelling retains a private drainage supply which we understand the septic tank is wholly contained within the grounds pertaining to the subject property albeit with the soakaway located within the fields adjacent. We have assumed all necessary Rights of Way/access have been granted regarding maintenance etc.</p> <p>We understand the thatched roof has been replaced within the last 15 year period. Any associated guarantees should be transferred as a condition of sale.</p>							

The property has been altered/extended from its original design understood to have been carried out during the 1950's. We have assumed compliance as and where appropriate albeit given the passage of time if documentation is not available then we do not consider this to have an adverse impact upon valuation or mortgageability.

We understand that the access road ex-adverso the property which is made up, to be private. This point should be confirmed along with associated liabilities.

12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	Market Value in present condition (£):	950,000	Nine Hundred and Fifty Thousand Pounds
12.2	Market Value on completion of essential works (£):	-	-
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	30/04/2021	
Signature:		Electronically Signed: 181121-15F51377-3BE1	
Surveyor:	Paul Fraser	MRICS	Date: 04/05/2021
Bearsden - Allied Surveyors Scotland Plc			
Office:	132 Drymen Road Bearsden Glasgow G61 3RB	Tel: 0141 942 9666 Fax: email: bearsden@alliedsurveyorsscotland.com	

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Caoldarach Drymen, Glasgow G63 0EB
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Customer	Mr & Mrs. Lindsay and Agnes Gillespie
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Customer address	Caoldarach Drymen, Glasgow G63 0EB
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Prepared by	Paul Fraser, MRICS Bearsden - Allied Surveyors Scotland Plc
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CAOLDARACH, COLDARACH LANE, BUCHANAN SMITHY, GLASGOW, G63 0EB

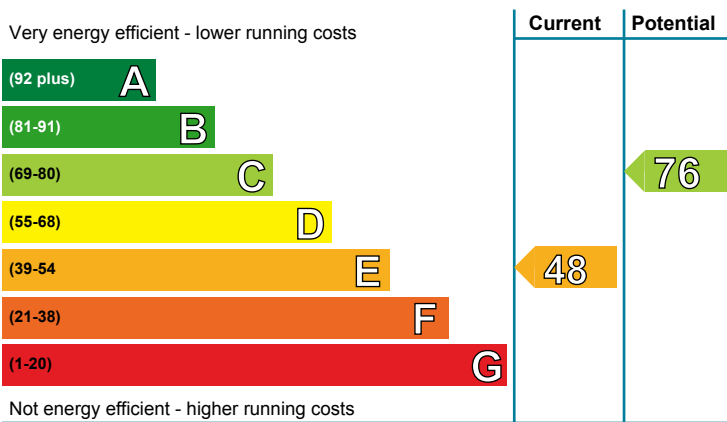
Dwelling type:	Detached house	Reference number:	0110-2200-2240-2679-1535
Date of assessment:	30 April 2021	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04 May 2021	Approved Organisation:	Elmhurst
Total floor area:	369 m ²	Main heating and fuel:	Boiler and radiators, oil
Primary Energy Indicator:	236 kWh/m ² /year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£10,944	See your recommendations report for more information
Over 3 years you could save*	£4,329	

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

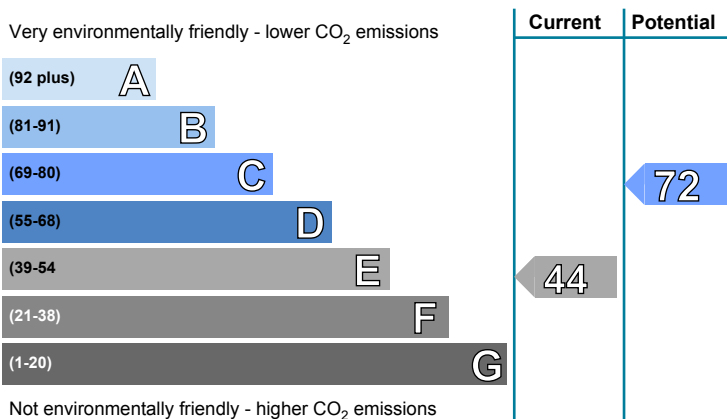


Energy Efficiency Rating

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 E (48)**. 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 (CO₂) Rating

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

Your current rating is **band E (44)**. 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 Internal or external wall insulation	£4,000 - £14,000	£1779.00
2 Floor insulation (suspended floor)	£800 - £1,200	£1086.00
3 Condensing boiler	£2,200 - £3,000	£1038.00

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	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Thatched Roof room(s), thatched	★★★☆☆ ★★★★☆	★★★☆☆ ★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system, no cylinder thermostat	★★☆☆☆☆	★★☆☆☆☆
Lighting	Low energy lighting in 82% of fixed outlets	★★★★★★	★★★★★★

The energy efficiency rating of your home

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

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


The impact of your home on the environment

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

The calculated emissions for your home are 56 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 21 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 11 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


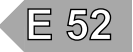



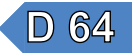




Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£9,426 over 3 years	£5,634 over 3 years	
Hot water	£942 over 3 years	£405 over 3 years	
Lighting	£576 over 3 years	£576 over 3 years	
Totals	£10,944	£6,615	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£593		
2 Floor insulation (suspended floor)	£800 - £1,200	£362		
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£346		
4 Replacement glazing units	£1,000 - £1,400	£142		
5 Wind turbine	£15,000 - £25,000	£676		

Choosing the right improvement package

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

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

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

1 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

2 Floor insulation (suspended floor)

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

3 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, however 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 generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

4 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

5 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	54,174	N/A	N/A	(10,375)
Water heating (kWh per year)	5,460			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

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

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.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



P A R T 4 .

PROPERTY QUESTIONNAIRE

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



Property Questionnaire

Property Address

Caoldarach
Drymen, Glasgow
G63 0EB

Seller(s)

Lindsay and Agnes Gillespie

Completion date of property questionnaire

04/05/2021

Note for sellers

1.	Length of ownership
	How long have you owned the property? 29 years
2.	Council tax
	Which Council Tax band is your property in? (Please circle) []A []B []C []D []E []F []G [x]H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply)
	Garage [x]
	Allocated parking space []
	Driveway [x]
	Shared parking []
	On street []
	Resident permit []
	Metered parking []
	Other (please specify):

Conservation area

4.		
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[]YES []NO [x]Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[]YES [x]NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[x]YES []NO
	If you have answered yes, please describe below the changes which you have made: <i>Toilet was integrated with bath/shower room.</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[]YES [x]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES []NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[]YES [x]NO
	(ii) Did this work involve any changes to the window or door openings?	[]YES [x]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>Metal single glazed windows were replaced by white thermal clad aluminium double glazed windows in 1992. Both were</i>	

	<p><i>similar in appearance. Two double glazed doors were also fitted.</i></p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
7.	Central heating	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES []NO []Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Oil fired</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>New boilers fitted around 15 years ago.</i>	
	(ii) Do you have a maintenance contract for the central heating system?	[]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES []NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[]YES []NO
b	Are you aware of the existence of asbestos in your property?	[]YES [x]NO []Don't know

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

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? If you have answered yes, please give details:	[]YES [x]NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[]YES [x]NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	[]YES [x]NO
12.	Charges associated with your property	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[]YES [x]NO
b	Is there a common buildings insurance policy?	[]YES [x]NO []Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. N/A	
13.	Specialist works	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[x]YES []NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property. <i>A "30 year assured woodworm & wood rot guarantee" was issued in April, 1993, after we bought the property. Guarantee certificate available but supporting paperwork lost.</i>	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[x]YES []NO

	<p>If you have answered yes, please give details:</p> <p><i>A "30 year assured woodworm & wood rot guarantee" was issued in April, 1993. Guarantee certificate available but supporting paperwork lost.</i></p>	
c	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
	<p>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:</p>	

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

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[]YES [x]NO []Don't know
	If you have answered yes, please give details:	
16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	[]YES [x]NO
b	that affects your property in some other way?	[x]YES []NO
c	that requires you to do any maintenance, repairs or improvements to your property?	[]YES [x]NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	
Capacity:	[x]Owner []Legally Appointed Agent for Owner
Date:	04/05/2021