



Whyte
& Barrie



HOME REPORT

142 FALKLAND DRIVE
EAST KILBRIDE
GLASGOW
G74 1EN



ENERGY REPORT

Energy Performance Certificate (EPC)

Scotland

Dwellings

142 FALKLAND DRIVE, EAST KILBRIDE, GLASGOW, G74 1EN

Dwelling type: End-terrace house
Date of assessment: 15 August 2024
Date of certificate: 19 August 2024
Total floor area: 88 m²
Primary Energy Indicator: 267 kWh/m²/year

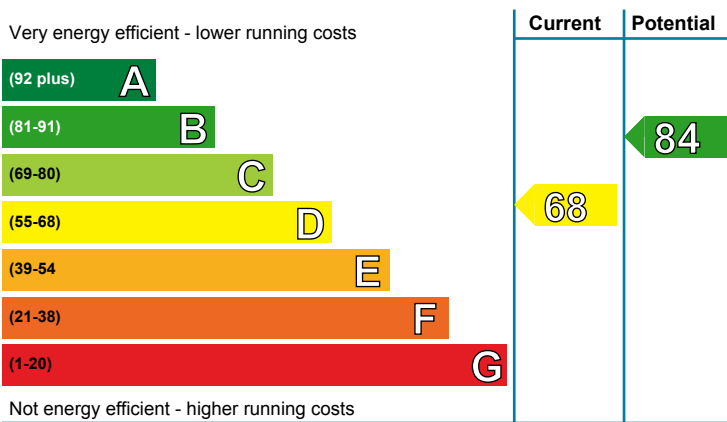
Reference number: 9250-1012-3208-8394-8204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

| | | |
|--|---------------|--|
| Estimated energy costs for your home for 3 years* | £4,740 | See your recommendations report for more information |
| Over 3 years you could save* | £1,029 | |

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

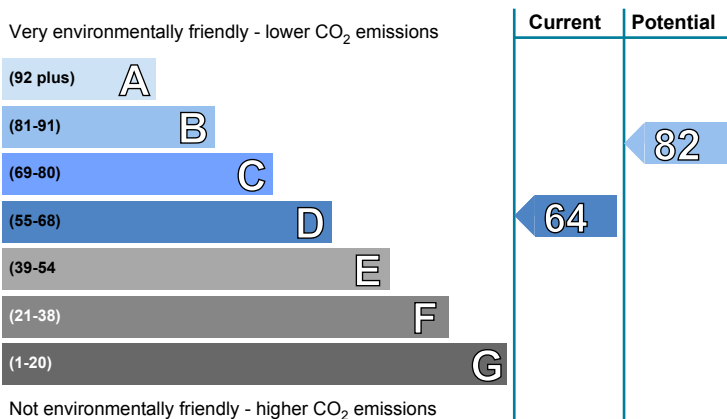


Energy Efficiency Rating

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 D (68)**. 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 D (64)**. 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 | £414.00 |
| 2 Heating controls (TRVs) | £350 - £450 | £153.00 |
| 3 Solar water heating | £4,000 - £6,000 | £252.00 |

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

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

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

Summary of the energy performance related features of this home

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

| Element | Description | Energy Efficiency | Environmental |
|-----------------------|---|-------------------|---------------|
| Walls | Cavity wall, filled cavity | ★★★★☆☆ | ★★★★☆☆ |
| Roof | Pitched, 200 mm loft insulation | ★★★★☆☆ | ★★★★☆☆ |
| Floor | Suspended, no insulation (assumed) | — | — |
| Windows | Fully double glazed | ★★★★☆☆ | ★★★★☆☆ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆☆ | ★★★★☆☆ |
| Main heating controls | Programmer and room thermostat | ★★★★☆☆ | ★★★★☆☆ |
| Secondary heating | None | — | — |
| Hot water | From main system | ★★★★☆☆ | ★★★★☆☆ |
| 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 47 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 4.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


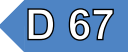








Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---------------|----------------------|------------------------|---|
| Heating | £3,627 over 3 years | £2,874 over 3 years |  |
| Hot water | £735 over 3 years | £459 over 3 years | |
| Lighting | £378 over 3 years | £378 over 3 years | |
| Totals | £4,740 | £3,711 | |

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 Floor insulation (suspended floor) | £800 - £1,200 | £138 |  |  |
| 2 Upgrade heating controls | £350 - £450 | £51 |  |  |
| 3 Solar water heating | £4,000 - £6,000 | £84 |  |  |
| 4 Replacement glazing units | £1,000 - £1,400 | £69 |  |  |
| 5 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £462 |  |  |

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.

2 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, 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. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, 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.

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 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check 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 solar photovoltaic panels, 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: 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) | 12,877 | N/A | N/A | N/A |
| Water heating (kWh per year) | 2,841 | | | |

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. Alan Crooks
Assessor membership number: EES/008493
Company name/trading name: WBCS Scot Ltd T/AWhyte&Barrie First Surveyors Scot
Address: 67 Srathmore House
East Kilbride
G74 1LQ
Phone number: 01355 229317
Email address: alan.crooks@wbcsc.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 [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





SCOTTISH SINGLE SURVEY

Single Survey

survey report on:

| | |
|-------------------------|--|
| Property address | 142 FALKLAND DRIVE, EAST KILBRIDE, GLASGOW, G74 1EN |
|-------------------------|--|

| | |
|-----------------|------------------------------|
| Customer | Mr & Mrs Ian and Linda White |
|-----------------|------------------------------|

| | |
|-------------------------|--|
| Customer address | 142 FALKLAND DRIVE, EAST KILBRIDE, GLASGOW, G74 1EN |
|-------------------------|--|

| | |
|--------------------|------------------------------------|
| Prepared by | Whyte & Barrie Chartered Surveyors |
|--------------------|------------------------------------|

| | |
|---------------------------|------------------|
| Date of inspection | 15th August 2024 |
|---------------------------|------------------|



PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

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

1.2 THE REPORT

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

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

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

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

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

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

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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

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

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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.

1.1 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;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

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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 | Two storey end terraced house. |
| Accommodation | Ground floor - entrance porch, living room and dining kitchen. Upper floor - landing, three bedrooms and shower room with w.c. |
| Gross internal floor area (m²) | 90 sq. metres or thereby. |
| Neighbourhood and location | Residential area of varying house types with local shopping, educational, social and transport facilities available within close proximity. |
| Age | Circa 1958. |
| Weather | Dry and bright. |
| Chimney stacks | Visually inspected with the aid of binoculars where appropriate. There is a brick built chimney head with a facing brick finish and lead flashings. |
| 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. |

Single Survey

| | |
|--|---|
| Roofing including roof space | <p>Timber framed pitched design clad in the original concrete interlocking tiles with mortar roof edging. The roof space was accessed from a hatch in the ceiling of the upper floor landing and comprises timber trusses and sarking with felt overlay. There is blanket insulation between the joists and the central area was floored for stored items which restricted access.</p> |
| Rainwater fittings | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are a combination of pvc and original cast iron sections.</p> |
| Main walls | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>300mm cavity brick built with a dry dash external render. Cavity wall insulation has been installed.</p> |
| Windows, external doors and joinery | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Upvc double glazed window units with a Upvc panelled front door and aluminium framed rear door. The eaves areas comprises pvc clad and timber fascias with cement boarding to the soffits.</p> |
| External decorations | <p>Visually inspected.</p> <p>Painted finishes.</p> |
| Conservatories / porches | <p>Visually inspected.</p> <p>There is a front porch projection which is assumed to be of single brick construction with stone cladding externally and plasterboard lining internally. The ceiling is of lean-to pitched construction clad in concrete interlocking tiles.</p> |
| Communal areas | <p>Circulation areas visually inspected.</p> <p>None.</p> |
| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is a single car precast concrete garage with a pitched roof clad in corrugated metal.</p> |

Single Survey

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|--|--|
| Outside areas and boundaries | <p>Visually inspected.</p> <p>The front garden is mainly laid to lawn with a monoblocked driveway to the right hand side. There is a brick boundary wall to the right hand side of the garden. The rear garden is mainly laid to lawn with a slabbed path and stone chips. Boundaries are defined by hedges.</p> |
| Ceilings | <p>Visually inspected from floor level.</p> <p>The ceilings are formed in plasterboard with a textured plaster finish.</p> |
| Internal walls | <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The walls are generally formed in plastered masonry.</p> |
| Floors including sub floors | <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> <p>The flooring is of suspended timber construction with tongue and grooved boarding laid on timber joists. Access to the flooring was restricted by the presence of fitted coverings throughout.</p> |
| Internal joinery and kitchen fittings | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Hardwood finishes with timber panelled internal doors. The kitchen is fitted with a combination of base and wall mounted units with stone work tops.</p> |
| Chimney breasts and fireplaces | <p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The chimney breast is formed in plastered masonry and the fireplace has been blocked up.</p> |

Single Survey

| | |
|---|---|
| Internal decorations | Visually inspected. Mainly painted finishes. |
| Cellars | Visually inspected where there was a safe and purpose-built access. 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. Mains supply. The meter and consumer unit are located within the dining kitchen area. |
| 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. Mains supply. The gas meter is located externally in the rear elevation. |
| Water, plumbing, bathroom fittings | Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains supply. The plumbing installation is formed in a combination of metal and plastic pipework. A three piece white shower room is installed with a thermostatic mixer shower. |
| Heating and hot water | Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. Gas boiler with radiators. The wall mounted conventional boiler heats a series of radiators and provides the hot water supply via a thermal store located in the adjacent cupboard off the upper floor landing. The thermal store has an electric immersion heater for backup. |

| | |
|---|--|
| <p>Drainage</p> | <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>To the main sewer.</p> |
| <p>Fire, smoke and burglar alarms</p> | <p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>A smoke alarm is fitted.</p> <p>Fire Safety Legislation effective from February 2022 requires 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 detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance e.g. central heating boiler, open fire, wood burning stove etc, a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance.</p> |
| <p>Any additional limits to inspection</p> | <p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>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.</p> <p>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.</p> <p>The property was occupied, fully furnished and all floors were covered. In addition, cupboards were filled with stored items.</p> <p>Floors have varying style of covering. It was not possible to inspect areas of flooring beneath the baths, shower cubicles, w.c.'s or similar water using appliances and accordingly no comment can be made on the condition of enclosed flooring.</p> <p>Services have not been tested. To have these inspected arrangements should be made with suitably qualified electricians, plumbers, heating engineers etc.</p> <p>This report is prepared on the assumption that there is no knotweed or other invasive plant species, particularly Japanese knotweed within the boundaries of the subjects or in any neighbouring property. No inspection for such has been undertaken. Should concerns in this regard arise then specialist advice should be sought. The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed.</p> |

| | |
|--|---|
| Any additional limits to inspection | <p>No detailed analysis, sampling or testing of materials has been undertaken. Due to the nature and/or age of some properties deleterious materials e.g. asbestos or Reinforced Autoclaved Aerated Concrete (RAAC) can be present in the building fabric and/or the finished surfaces to such e.g. hidden walls or roof sections, textured coatings such as Artex, floor/ceiling/wall tiles, claddings, linings etc.</p> <p>If any of these elements are applicable to the property under report and should you require certainty of the construction of any part of the property (including any outbuildings or garages) then a detailed Building Survey or sample testing of materials by qualified technicians/scientists should be undertaken prior to concluding purchase. This degree of reporting is clearly out-with the scope of this form of inspection.</p> <p>This is not an Asbestos survey and should not be construed as such in any degree. Should this form of inspection, or indeed any other form of inspection to identify deleterious materials within the property e.g. Reinforced Autoclaved Aerated Concrete (RAAC), be required this should be provided by suitably qualified specialists under separate instructions.</p> <p>To comment on the adequacy or standard of sealed unit double/triple glazing is out-with the "scope" of this report. If any glazing unit seals are defective, this may only become apparent during certain cold and wet weather conditions.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry conditions. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after inclement weather.</p> |
|--|---|

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 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
- 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.

Single Survey


2. Condition


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


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

|  Structural movement | |
|---|---|
| Repair category | 1 |
| Notes | No indication of current significant structural movement. |

|  Dampness, rot and infestation | |
|--|--|
| Repair category | 1 |
| Notes | No evidence of significant problems with dampness, dry rot or active woodworm infestation. |

|  Chimney stacks | |
|--|---|
| Repair category | 2 |
| Notes | The brickwork is affected by weathering. There was evidence of past water ingress in the form of staining to the timbers in the roof space around the chimney head. |

|  Roofing including roof space | |
|--|---|
| Repair category | 2 |
| Notes | The original roof tiles are affected by weathering, unevenness and moss build up. There is some deterioration to the mortar roof edging and past water ingress was observed in the form of staining to the timbers within the roof space. The tiles are likely to be reaching the end of their normal life expectancy and the houses either side have been re-roofed. |

|  Rainwater fittings | |
|--|--|
| Repair category | 2 |
| Notes | There is evidence of corrosion to the original cast iron sections. |



Rainwater fittings

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | It should be appreciated it was not raining at the time of inspection and we are therefore unable to confirm that all rainwater good joints are watertight. It is widely recommended that monitoring of rainwater goods be undertaken particularly in periods of heavy rainfall. |



Main walls

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | The rendering is worn in places and there is some weathering around the brick base. |



Windows, external doors and joinery

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | <p>The double glazed window units are understood to be more than 20 years old.</p> <p>Double glazed units deteriorate as they age and can fail at any time. Opening mechanisms and seals can be particularly prone to unexpected failure.</p> <p>The cement boarding to the soffits may be an asbestos containing material which should be managed accordingly.</p> |



External decorations

| | |
|------------------------|----------------------------------|
| Repair category | 1 |
| Notes | The paintwork is worn in places. |



Conservatories/porches

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | The porch is consistent with age and type. There is some deterioration to the mortar roof edging. The single brick construction will have poorer insulation qualities at the main house. |



Communal areas

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Garages and permanent outbuildings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | The precast garage is consistent with age and type. |



Outside areas and boundaries

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | The grounds are laid out and maintained. |



Ceilings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | The textured plaster finish may be an asbestos containing material which should be managed accordingly. |



Internal walls

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | There are typical blemishes, consistent with age and type. |



Floors including sub-floors

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | There are some sections of loose and uneven boarding. |



Internal joinery and kitchen fittings

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | The joinery is consistent with age and type. |



Chimney breasts and fireplaces

| | |
|------------------------|---------------------------------|
| Repair category | 1 |
| Notes | No significant visible defects. |



Internal decorations

| | |
|------------------------|-----------------------------|
| Repair category | 1 |
| Notes | The decoration is adequate. |



Cellars

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Electricity

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>It is assumed that building regulation approval has been obtained for any electrical alteration or installation carried out after 1 January 2005</p> <p>The Institution of Engineering and Technology (IET) recommends that inspections and testings are undertaken at least every five years and on a change of occupancy for tenanted property or every ten years or change of ownership for owner occupied properties. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations and codes of practice.</p> |



Gas

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>In the interests of safety and to meet current regulations, all gas appliances, pipework and fittings should be checked by a registered 'Gas Safe' engineer with any repairs or replacements recommended by the engineer carried out immediately.</p> <p>Current good practice states that gas pipes and meters should be positioned in areas with good accessibility and should be spaced at least 150mm (6 inches) from electricity meters, switchboards, electric cables, sockets, telecommunication cables, consumer units and/or any other conductors.</p> |



Water, plumbing and bathroom fittings

| | |
|------------------------|---------------------------------|
| Repair category | 1 |
| Notes | No significant visible defects. |



Heating and hot water

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | No significant visible defects. It is good practice to have the heating system checked on change of occupancy and annually thereafter by a gas safe engineer. |



Drainage

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | No indication of problems with the drainage system. |

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

A wall appears to have been removed to create an open plan dining kitchen and French doors are formed to the rear of the lounge.

It should be appreciated that without the benefit of original drawings or specific details regarding the property's history it is impossible to confirm the full extent of all alterations, changes or building works which may have required Local Authority, Statutory or some other form of official consent. If knowledge of such works does emerge or is suspected, it is good practice to undertake investigations via the relevant Authority. In these circumstances and if appropriate, we reserve the right to re-appraise the valuation.

For the purposes of this valuation it has been assumed that all Local Authority Statutory and other consents have been duly sought and gained for any or all alterations, improvements and/or extensions to the property. This should be checked and clarified.

Unless stated otherwise within this report and in the absence of any information to the contrary, it is assumed that:

- All buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;
- The property is not adversely affected by town planning or road proposals;
- All alterations, additions or extensions to the property have received all necessary Town Planning Consents, Building Authority Approvals (Building Warrants) and Completion Certificates;
- The property complies with all relevant statutory and local authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, Health and Safety Regulations, Environmental Health Regulations, Regulations governing Residential Tenancies and similar.

Estimated reinstatement cost for insurance purposes

The property should be insured for not less than £270,000.

The insurance valuation given is an indicative figure for guidance only based on current BCIS (The Building Cost Information Service for RICS) published rates. In order to ensure adequate cover is also provided, it is prudent to obtain specific Specialist advice from your insurers.

Valuation and market comments

The market value of the property, at the present time, may be fairly stated in the sum of £185,000 (ONE HUNDRED AND EIGHTY FIVE THOUSAND POUNDS).

The housing market has been buoyant since reopening after the Covid19 pandemic with demand levels often exceeding supply, resulting in some record sales levels. However, there is currently a degree of economic uncertainty, with rising costs and it is prudent to keep the valuation under constant review.

Signed

Security Print Code [401179 = 5972]
Electronically signed

Single Survey

| | |
|-----------------------|--|
| Report author | Alan R Crooks |
| Company name | Whyte & Barrie Chartered Surveyors |
| Address | 65/67 Strathmore House, East Kilbride, G74 1LQ |
| Date of report | 19th August 2024 |

Mortgage Valuation Report



Property Address

Address 142 FALKLAND DRIVE, EAST KILBRIDE, GLASGOW, G74 1EN
Seller's Name Mr & Mrs Ian and Linda White
Date of Inspection 15th August 2024

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

Precast concrete with a pitched corrugated metal sheeted roof.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No
If Yes, is this recent or progressive? Yes No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No
If Yes to any of the above, provide details in General Remarks.

Service Connection

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

Drainage Mains Private None
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Gas boiler with radiators.

Site

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

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

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The condition of the property is consistent with age and type requiring some routine maintenance which has been accounted for in the valuation.

Residential area of varying house types with local shopping, educational, social and transport facilities available within close proximity.

A wall appears to have been removed to create an open plan dining kitchen and French doors are formed to the rear of the lounge.

It should be appreciated that without the benefit of original drawings or specific details regarding the property's history it is impossible to confirm the full extent of all alterations, changes or building works which may have required Local Authority, Statutory or some other form of official consent. If knowledge of such works does emerge or is suspected, it is good practice to undertake investigations via the relevant Authority. In these circumstances and if appropriate, we reserve the right to re-appraise the valuation.

For the purposes of this valuation it has been assumed that all Local Authority Statutory and other consents have been duly sought and gained for any or all alterations, improvements and/or extensions to the property. This should be checked and clarified.

Essential Repairs

None.

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

Mortgage Valuation Report

Comment on Mortgageability

The property affords adequate security for mortgage purposes.

Valuations

| | | |
|---|------------------------------|--|
| Market value in present condition | £ | <input type="text" value="185,000"/> |
| Market value on completion of essential repairs | £ | <input type="text" value="N/a"/> |
| Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) | £ | <input type="text" value="270,000"/> |
| Is a reinspection necessary? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Buy To Let Cases

| | | |
|---|------------------------------|----------------------------------|
| What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? | £ | <input type="text" value="N/a"/> |
| Is the property in an area where there is a steady demand for rented accommodation of this type? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Declaration

| | |
|-----------------------------|--|
| Signed | Security Print Code [401179 = 5972] Electronically signed by:- |
| Surveyor's name | Alan R Crooks |
| Professional qualifications | MRICS |
| Company name | Whyte & Barrie Chartered Surveyors |
| Address | 65/67 Strathmore House, East Kilbride, G74 1LQ |
| Telephone | 01355 229 317 |
| Fax | 01355 239 062 |
| Report date | 19th August 2024 |



PROPERTY QUESTIONNAIRE



PROPERTY QUESTIONNAIRE

Property Questionnaire

| | |
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| Property Address | 142 Falkland Drive East Kilbride G74 1EN |
| Seller(s) | Mr and Mrs Ian and Linda White |
| Completion date of property questionnaire | 15 Aug 2024 |

Property Questionnaire

Note for sellers

Please complete this form carefully. It is important that your answers are correct

The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.

if anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyers(s)

| | |
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| 1 | Length of Ownership |
| | How long have you owned the property? 43 |
| 2 | Council Tax |

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| | <p>Which Council Tax band is your property in? Please circle</p> <p>A B C D E F G</p> |
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| 3 | Parking | |
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| | <p>What are the arrangements for parking at your property? 1</p> <ul style="list-style-type: none"> • Garage <input checked="" type="checkbox"/> • Allocated Parking Space <input type="checkbox"/> • Driveway <input type="checkbox"/> • Shared Parking <input type="checkbox"/> • On Street <input type="checkbox"/> • Resident Permit <input type="checkbox"/> • Metered Parking <input type="checkbox"/> • Other <input type="checkbox"/> | |
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| 4 | Conservation Area | |
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| | <p>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)</p> | No |
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| 5 | Listed Building | |
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| | <p>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)</p> | No |
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| 6 | Alterations/additions/extensions | |
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| a | <p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p>If you have answered yes, please describe below the changes which you have made:</p> | No |
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| | <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>If you do not have the documents yourself, please note who has these documents and your solicitor or estate agent will arrange to obtain them:</p> | |
| b | <p>Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:</p> | Yes |
| | <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> | Yes |
| | <p>(ii) Did this work involve any changes to the window or door openings?</p> | No |
| | <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): French doors at back of living room.</p> | |

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| 7 | Central Heating | |
| a | <p>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)</p> | Yes |
| | <p>If you have answered yes or partial - what kind of central heating is there?</p> | Gas Fired |
| | <p>If you have answered yes, please answer the three questions below:</p> | |
| b | <p>When was your central heating system or partial central heating system installed? (approx date)</p> | September 2023 |
| c | <p>Do you have a maintenance contract for the central heating system?</p> | No |
| | <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> | |

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| d | When was your maintenance agreement last renewed? Month | |
| 8. | Energy Performance Certificate | |
| | Does your property have an Energy Performance Certificate which is less than 10 years old? | No |
| 9. | Issues that may have affected your property | |
| a | Has there been any storm, flood, fire or other structural damage to your property while you have owned it? | No |
| | If you have answered yes, is the damage the subject of any outstanding insurance claim? | |
| b | Are you aware of the existence of asbestos in your property? | No |
| | If you have answered yes, is the damage the subject of any outstanding insurance claim? < | |
| 10. | Services | |

| a | <p>Please select which services are connected to your property and supplier if present:</p> <table border="1" data-bbox="402 201 1350 1146"> <thead> <tr> <th data-bbox="408 203 667 297">Service</th> <th data-bbox="667 203 898 297">Connected</th> <th data-bbox="898 203 1343 297">Supplier</th> </tr> </thead> <tbody> <tr> <td data-bbox="408 297 667 456">Gas or liquid petroleum gas</td> <td data-bbox="667 297 898 456">X</td> <td data-bbox="898 297 1343 456">Octopus energy</td> </tr> <tr> <td data-bbox="408 456 667 616">Water mains or private water supply</td> <td data-bbox="667 456 898 616">X</td> <td data-bbox="898 456 1343 616">South lanarkshire Council</td> </tr> <tr> <td data-bbox="408 616 667 710">Electricity</td> <td data-bbox="667 616 898 710">X</td> <td data-bbox="898 616 1343 710">Octopus energy</td> </tr> <tr> <td data-bbox="408 710 667 835">Mains drainage</td> <td data-bbox="667 710 898 835">X</td> <td data-bbox="898 710 1343 835">South Lanarkshire Council</td> </tr> <tr> <td data-bbox="408 835 667 929">Telephone</td> <td data-bbox="667 835 898 929">X</td> <td data-bbox="898 835 1343 929">No landline</td> </tr> <tr> <td data-bbox="408 929 667 1055">Cable TV or satellite</td> <td data-bbox="667 929 898 1055"></td> <td data-bbox="898 929 1343 1055"></td> </tr> <tr> <td data-bbox="408 1055 667 1149">Broadband</td> <td data-bbox="667 1055 898 1149">X</td> <td data-bbox="898 1055 1343 1149">EE</td> </tr> </tbody> </table> | | Service | Connected | Supplier | Gas or liquid petroleum gas | X | Octopus energy | Water mains or private water supply | X | South lanarkshire Council | Electricity | X | Octopus energy | Mains drainage | X | South Lanarkshire Council | Telephone | X | No landline | Cable TV or satellite | | | Broadband | X | EE |
|-------------------------------------|---|---------------------------|---------|-----------|----------|-----------------------------|---|----------------|-------------------------------------|---|---------------------------|-------------|---|----------------|----------------|---|---------------------------|-----------|---|-------------|-----------------------|--|--|-----------|---|----|
| Service | Connected | Supplier | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas or liquid petroleum gas | X | Octopus energy | | | | | | | | | | | | | | | | | | | | | | | | |
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| Electricity | X | Octopus energy | | | | | | | | | | | | | | | | | | | | | | | | |
| Mains drainage | X | South Lanarkshire Council | | | | | | | | | | | | | | | | | | | | | | | | |
| Telephone | X | No landline | | | | | | | | | | | | | | | | | | | | | | | | |
| Cable TV or satellite | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Broadband | X | EE | | | | | | | | | | | | | | | | | | | | | | | | |
| b | <p>Is there a septic tank system at your property?</p> <p>if you have answered yes, please answer the two questions below:</p> | No | | | | | | | | | | | | | | | | | | | | | | | | |
| c | <p>Do you have appropriate consents for the discharge from your septic tank?</p> | No | | | | | | | | | | | | | | | | | | | | | | | | |
| d | <p>Do you have a maintenance contract for your septic tank?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Responsibilities for shared or common areas | | | | | | | | | | | | | | | | | | | | | | | | | |

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| a | <p>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?</p> <p>If you have answered yes, please give details</p> | No |
| b | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered yes, please give details</p> | No |
| c | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p> | No |
| d | <p>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?</p> <p>If you have answered yes, please give details</p> | No |
| e | <p>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?</p> <p>If you have answered yes, please give details</p> | No |
| f | <p>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.)</p> <p>If you have answered yes, please give details</p> | No |

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| 12 | Charges associated with your property | |
| a | <p>Is there a factor or property manager for your property?</p> <p>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges.</p> | No |
| b | <p>Is there a common buildings insurance policy?</p> | No |

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| | If you have answered yes, is the cost of the insurance included in your monthly / annual factor's 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 | |

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| 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? 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 | No |
| b | As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details | No |
| c | If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? 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 | |

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| 14 | Guarantees | |
| a | Are there any guarantees or warranties for any of the following | |
| i | Electrical work | No |
| ii | Roofing | No |
| iii | Central Heating | No |

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| iv | NHBC | No |
| v | Damp Course | No |
| vi | Any other work or installations? (for example, cavity wall insulation, 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 |

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| 15. | Boundaries | |
| | So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details | No |

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| 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 | |



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