

YOUR ONESURVEY  
**HOME REPORT**

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ADDRESS

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7 Springhill Farm Place  
Baillieston, Glasgow  
G69 6GX

PREPARED FOR

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Iain O'hare

INSPECTION CARRIED OUT BY:



SELLING AGENT:



HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow North - Allied Surveyors Scotland Ltd	06/08/2024
Mortgage Certificate	Final	Glasgow North - Allied Surveyors Scotland Ltd	06/08/2024
Property Questionnaire	Final	Mr. Iain O'hare	01/08/2024
EPC	Final	Glasgow North - Allied Surveyors Scotland Ltd	05/08/2024

## 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](http://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

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





# 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.<sup>1</sup>

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



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

### 1.2 THE REPORT

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

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

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

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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

#### **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

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

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

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

#### **1.8 CANCELLATION**

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

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

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

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

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

## **1.9 PRECEDENCE**

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

## **1.10 DEFINITIONS**

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

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<sup>2</sup> 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



<p>5RRILQJ LQFOXG VSDFH</p>	<p>LQKHURRI LV SLWFKHG WLPEHU IUDPHG DQG FRYH 7KH URRI VWUXFWXUH LQFRUSRUDWHV OHDG OLQ \$FFHVV WR WKH URRI VSDFH ZDV SURYLGHG E\ D IORRU ODKLQYHDOHG LQVXODWLRQ EHWZHHQ V GHSWKV ,QVSHFWLRQ RI WKH URRI YRLG ZDV OLPLWHG GX LWHPV <b>Sloping roofs were visually inspected with the aid of binoculars where required.</b> <b>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.</b> <b>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 weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</b></p>	<p>FRYH OLQ E\ D HHQ V GX</p>
<p>5DLQZDWHU ILWV</p>	<p>LQWHUV DQG GRZQSLSHV DUH IRUPHG LQ 39 &amp; <b>Visually inspected with the aid of binoculars where required.</b></p>	<p>39 &amp;</p>
<p>0DLQ ZDOOV</p>	<p>7KH PDLQ RXWHU ZDOOV DUH RI FRQYHQWLRQDO ILQLVKHG H[WHUQDOO\ LQ SRLQWHG IDFLQJ EULF ,W DSSHUV WKDW WKH FDYLW\ KDV EHHQ LQVXO <b>Visually inspected with the aid of binoculars where required.</b> <b>Foundations and concealed parts were not exposed or inspected.</b></p>	<p>RQDO EULF LQVXO</p>
<p>:LQGRZV H[WHUQDO DQG MRLQHU\</p>	<p>DQG GRZURWKURXJKRXW DUH UHSODFHPHQW X39 &amp; I RI WLOW DQG WXUQ RSHQLQJ VW\OH 7KH IURQW DQG UH DU SDWLR GRRUV DUH IRUPHG SDQHUV (DYHV DQG IDVFLD ERDUGV DUH IRUPHG LQ WLPEH <b>Internal and external doors were opened and closed where keys were available.</b> <b>Random windows were opened and closed where possible.</b> <b>Doors and windows were not forced open.</b></p>	<p>X39 &amp; I IRUPHG WLPEH</p>
<p>([WHUQDO GHFRU DQG</p>	<p>DQG ILQLVKHV <b>Visually inspected.</b></p>	<p></p>
<p>&amp;RQVHUYDWRULH</p>	<p>VKH SRUHQH</p>	<p></p>
<p>&amp;RPPXQDO DUHD</p>	<p>V7KHUH DUH QRQH</p>	<p></p>

*DUDJHV DQG SH RXWEXLOGLQJV	UPKQHW QWH QRQH
2XWVLGH DUHDV ERXQGDULHV	DUHDV DUH DUHDV RI SULDWH JDUGHQ JURXQGV WKH SURSHUV DUHDV DUH JLYHQ RYHU WR DUWLI WDUPDF  7KHUHLWWRJHHW SDUNLQJ DYDLODEOH DW WKH IU %RXQGDU\ GHILQLWLRQ LV IRUPHG LQ WLPEHU SD  <b>Visually inspected.</b>
&HLOLQJV	&HLOLQJV DUH IRUPHG LQ SODVWHUERDUG  <b>Visually inspected from floor level.</b>
,QWHUQDO ZDOO	,QWHUQDO ZDOOV DUH IRUPHG LQ SODVWHUERDU  <b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>
)ORRUV LQFOXGL	QXVXERKORRU LV RI VROLG FRQFUHWH FRQV VXVSHQGHG WLPEHU GHVLJQ DVVXPHG WR EH RY VKHHWLQJ )ORRUV DUH FRYHUG WKURXJKRXW L  'XH WR WKH JURXQG IORruv FRQVWUXFWLRQ WK LQVSHFW  <b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b>
,QWHUQDO MRLQ ILWWLQJV	QWHUQDO MRLQ\ LV W\SLFDO IRU D SURSHUW\ 7KH NLWFKHQ KDV D UDQJH RI ZDOO DQG IORruv P  <b>Built-in cupboards were looked into but no stored items were moved.</b>  <b>Kitchen units were visually inspected excluding appliances.</b>
&KLPQH\ EUHDVV ILUHSODFHV	VKQGLV DQ HOHFWULF ILUH VLWXDWHG ZLWKLQ  <b>Visually inspected. No testing of the flues or fittings was carried out.</b>
,QWHUQDO GHFR	UDWHUQDOV DQG FHLOLQJV DUH SUHGRPLQDWHQ 6RPH ZDOOV KDYH D WLOHG ILQLVK  <b>Visually inspected.</b>
&HOODUV	7KHUH DUH QRQH

<p>(OHFWULFLW\</p>	<p>0DLQV VXS SORLUFXLW EUHDNHU FRQVXPHU XQLW XQGHUVWDLUV FXSERDUG</p> <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p>	
<p>* DV</p>	<p>0DLQV VXSSO\</p> <p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p>	
<p>: DWHSUXPELQJ DQG EDWKURRP ILWWLQJ</p>	<p>0DLQV ZDWHU VXS SORLQJ ZKHUH YLVLEOH LV IRUPH 7KH EDWKURRP FRQWDLQV D WKUHH SLHFH VXLWH VKRZHU RYHU WKH EDWK</p> <p>7KH HQ VXLWH VKRZHU URRP FRQWDLQV D WKUHH PL[HU VKRZHU FXELFOH</p> <p>7KH :&amp; DSDUWPHQW FRQWDLQV D WZR SLHFH VXLWH</p> <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</b></p>	
<p>+ HDWLQJ DQG KR</p>	<p>WH ZDWHU DQG KRW ZDWHURRUFH WX S OJLHG I E U HVK IE ZKLFK LV ZDOO PRXQWHG LQ WKUHH NDLLWH K B G LDXWSEU WKURXJKRXW WKH SURSHU\</p> <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p>	
<p>'UDLQDJH</p>	<p>\$VXPHG WR EH FRQQHFWHG WR WKH PDLQV VHZH</p> <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p>	

<p>)LUH VPRNH DQG DODUPV</p>	<p><b>Visually inspected.</b></p> <p><b>No test whatsoever were carried out to any systems or appliances.</b></p> <p><b>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</b></p> <p><b>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</b></p> <p><b>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</b></p>
<p>\$Q\ DGGLWLRQD LQVSHFWLRQ</p>	<p><b>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</b></p> <p><b>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</b></p>



## Sectional Diagram showing elements of a typical house



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

&21',7,21

7KLV VHFWRQRQ LGHQWLILHV SUREOHPV DQG WHOOV \RX DERXW  
DERYH FDWHJRULHV

&DWHJRU\	&DWHJRU\	&DWHJRU\
8UJHQW UHSDLUV RU UHSODF )DLOXUH WR GHDO ZLWK WK WR RWKHU SDUVV RI WKH SU KDJDUG (VWLPDWHV IRU UHS DUH QHHGHG QRZ	FPSQWVDEHQHSIGRGRIGL PHFDLFDQVHXSLRUEWVW RSWUHWWRUPFDXVHDHGHV DGMVVRHG UHSODFHPHQW	GRGRIGL RGRIGL RGRIGL RGRIGL

6WUXFWXUDO PRYHPHQW	
5HSDLU FDW\RU\	1
1RWHV	1R VLJQLILFDQW VWUXFWXUDO PRYHPHQW ZDV Q

'DPSQHVV URW DQG LQIHVWDWLRQ	
5HSDLU FDW\RU\	1
1RWHV	1R VLJQLILFDQW GDPSQHVV URW RU LQIHVWDWL

&KLPQH\ VWDFNV	
5HSDLU FDW\HJRU\	
1RWHV	7KHUH DUH QRQH

5RRILQJ LQFOXGLQJ URRI VSDFH	
5HSDLU FDW\RU\	1
1RWHV	0RVV JURZWK ZDV QRWHG WR HWKDWLRRQ FIRWKULQ NQRZQ WR UHWDLQ PRLVWXUH ZKLFK FDQ VXEVT WKH EXLOGLQJ IDEULF &RQFUHWH WLOHV DUH W\SLFDOO\ JXDUDQWHHG OLIH H[SHFWDWLRQ RI DURXQG \HDUV DFFRU H[SHFWDQF\ ZLOO RIWHQ GHSHQG RQ ZHDWKHULC SUHYDLOLQJ ZHDWKHU

&DWHJRU\	&DWHJRU\	&DWHJRU\
8UJHQW UHSDLUV RU UHSOD )DLOXUH WR GHDO ZLWK WK WR RWKHU SDUVV RI WKH SUR KDJDUG (VWLPDWHV IRU UHS DUH QHHGHG QRZ	FHPSDQWVDBHQHS HPTDLFDQVHXSRU RSWUHWRLPFDKVDHGHG SDGMVVRHG UHSODFHPHQW	GIRGHRPZGLDWH HWPVWVWQHRLWLRHS DHWVWVWQHRLWLRHS DHWVWVWQHRLWLRHS

5DLQZDWHU ILWWLQJV	
5HSDLU FDW	RU\ 2
1RWHV	9HJHWDWLRQ JURZWK ZDV QRWHG DWKWKMKRKHGG EH UHPRYHG

0DLQ ZDOOV	
5HSDLU FDW	RU\ 1
1RWHV	: DOO ILQLVKHFWHGHVZHDWKHULQJ DQG VWDLQLG

:LQGRZV H[WHUQDO GRRUV DQG MRLQHU\	
5HSDLU FDW	RU\ 1
1RWHV	1R VLJQLILFDQW GHIHFWV ZHUH QRWHG 'RXEOH JOD]LQJ FDQ EH SUREOHPDWLF DQG RYHU ZLQGRZV FDKFVHGHIDQG RSHQLQJ PHFKDQLVPV GD WKHUHIRUH OLNHO\ WKDW PDLQWHQDQFH UHSDLU RQJRLQJ PDLQWHQDQFH SURJUDPPH 2XU YDOXD LQVWDOODWLRQ RI WKH ZLQGRZV GRHV FRPSO\ Z WKH WLPH RI LQVWDOODWLRQ

([WHUQDO GHFRUDWLRQV	
5HSDLU FDW	RU\ 2
1RWHV	5H SDLQWLQJ RI WKH H[WHUQDO GHFRUDWLRQV F

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# survey report

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PART 2.

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





**Mortgage Valuation Report**

Property:	7 Springhill Farm Place Baillieston, Glasgow G69 6GX	Client: Mr. Iain O'hare Tenure: Ownership
Date of Inspection:	05/08/2024	Reference: GF/7383/DM/AJM/VM

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

**1.0 LOCATION**

The property is situated in the Baillieston district of Glasgow which lies to the east of the city centre. The immediately surrounding area comprises properties of a similar age and character, and all usual residential amenities and transport links are available within a short drive.

<b>2.0 DESCRIPTION</b>	<b>2.1 Age:</b>	Approximately 24 years old.
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The subjects comprise a two storey detached house.

**3.0 CONSTRUCTION**

The main outer walls are of conventional cavity brick/block construction, finished externally in pointed facing brick. The roof is pitched, timber framed and covered in concrete tiles.

**4.0 ACCOMMODATION**

Ground floor: Entrance hall, living room, dining kitchen, bedroom three, WC apartment.  
First floor: Landing, bedroom one with en-suite shower room off, bedroom two, bathroom with WC.

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

<b>Water:</b>	Mains	<b>Electricity:</b>	Mains	<b>Gas:</b>	Mains	<b>Drainage:</b>	Mains
<b>Central Heating:</b>	Gas fired system to radiators						

**6.0 OUTBUILDINGS**

<b>Garage:</b>	None.
<b>Others:</b>	None.

<b>7.0</b>	<b>GENERAL CONDITION</b> - 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.				
Having regard to its age and type of construction, the property appears to have been adequately maintained.					
<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> (as a condition of any mortgage or, to preserve the condition of the property)				
None.					
<b>8.1 Retention recommended:</b>			No.		
<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>				
Made up and assumed to be adopted.					
<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	190,000	<b>GROSS EXTERNAL FLOOR AREA</b>	95	<b>Square metres</b>
<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>					
<b>11.0</b>	<b>GENERAL REMARKS</b>				
Alteration works have been carried out to convert the garage space into living accommodation. The valuation assumes that all necessary Local Authority consents and approvals have been obtained in respect of these works.					
The property is situated in an area of known former mine workings. The valuation assumes that the usual enquiries with the Coal Authority will reveal nothing adverse.					
Building costs are currently increasing significantly above inflation due to material and labour shortages, as well as Brexit and pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively, seek specialist advice from your insurer.					
Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.					
<b>12.0</b>	<b>VALUATION</b> 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.				
<b>12.1</b>	<b>Market Value in present condition (£):</b>	<b>£265,000</b>	(Two Hundred and Sixty Five Thousand Pounds)		
<b>12.2</b>	<b>Market Value on completion of essential works (£):</b>	-	-		
<b>12.3</b>	<b>Suitable security for normal mortgage purposes?</b>	Yes			
<b>12.4</b>	<b>Date of Valuation:</b>	05/08/2024			
<b>Signature:</b>		Electronically Signed: 265573-141f270b-107b			
<b>Surveyor:</b>	Andrew McCall	BSc (Hons) MRICS		<b>Date:</b> 06/08/2024	

**Glasgow North - Allied Surveyors Scotland Ltd**

**Office:**

**Herbert House  
24 Herbert Street  
Glasgow  
G20 6NB**

**Tel: 0141 337 1133**

**Fax:**

**email: [glasgow.north@alliedsurveyorsscotland.com](mailto:glasgow.north@alliedsurveyorsscotland.com)**

PART 3.

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	7 Springhill Farm Place Baillieston, Glasgow G69 6GX
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<b>Customer</b>	Mr. Iain O'hare
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<b>Customer address</b>	7 Springhill Farm Place Baillieston, Glasgow G69 6GX
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<b>Prepared by</b>	Andrew McCall, BSc (Hons) MRICS Glasgow North - Allied Surveyors Scotland Ltd
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

7 SPRINGHILL FARM PLACE, GLASGOW, G69 6GX

**Dwelling type:** Detached house  
**Date of assessment:** 05 August 2024  
**Date of certificate:** 05 August 2024  
**Total floor area:** 86 m<sup>2</sup>  
**Primary Energy Indicator:** 201 kWh/m<sup>2</sup>/year

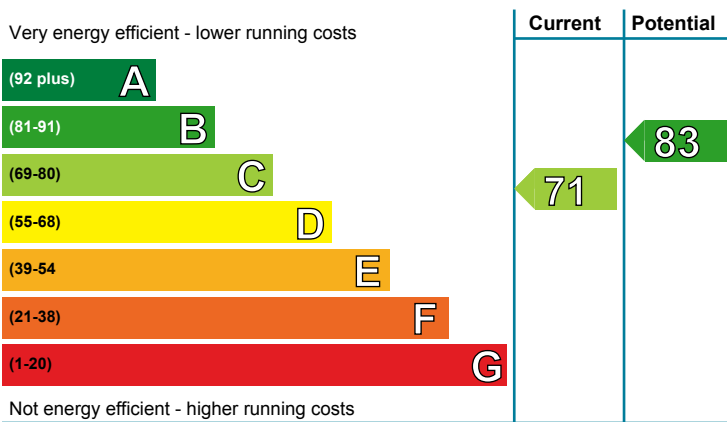
**Reference number:** 6814-3428-0200-0725-1206  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£3,897</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£159</b>	

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

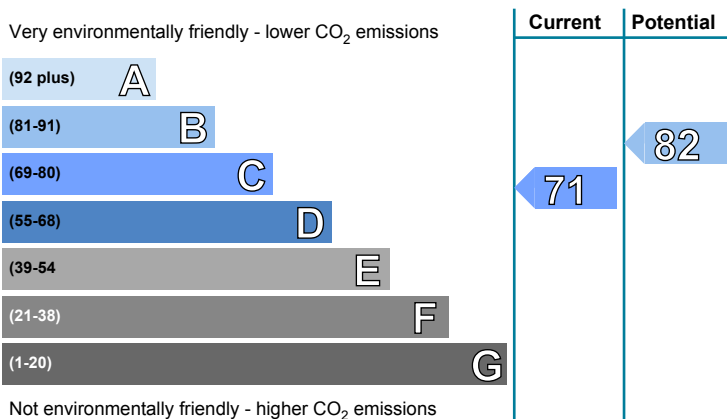


## Energy Efficiency Rating

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

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

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



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (71)**. 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 Solar water heating	£4,000 - £6,000	£159.00
2 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1392.00

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](http://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, 270 mm loft insulation Pitched, insulated (assumed)	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Floor	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

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

The calculated emissions for your home are 35 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.0 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 1.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.



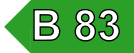
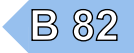
### Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,072 over 3 years	£3,072 over 3 years	
Hot water	£486 over 3 years	£327 over 3 years	
Lighting	£339 over 3 years	£339 over 3 years	
<b>Totals</b>	<b>£3,897</b>	<b>£3,738</b>	

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 Solar water heating	£4,000 - £6,000	£53		
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£464		

### 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](http://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 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](http://www.microgenerationcertification.org).

### 2 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](http://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)	8,532	N/A	N/A	N/A
Water heating (kWh per year)	1,971			

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Daniel Murphy
Assessor membership number:	EES/028478
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	43 Gauze Street Paisley PA1 1EX
Phone number:	0141 889 4105
Email address:	<a href="mailto:paisley@alliedsurveyors.com">paisley@alliedsurveyors.com</a>
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](http://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](http://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

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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.



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	,I \RX KDYH DQVZHUHG \HV LV WKH GDPDJH RXWWDQGLQJ LQVXUDQFH FODLP"	> @<(6> @12
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