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ENERGY PERFORMANCE CERTIFICATE

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Energy Performance Certificate (EPC)

Scotland

Dwellings

72 BISHOPS GATE, 20 KENMURE DRIVE, BISHOPBRIGGS, GLASGOW, G64 2RJ

Dwelling type: Top-floor flat
Date of assessment: 09 November 2020
Date of certificate: 11 November 2020
Total floor area: 60 m²
Primary Energy Indicator: 229 kWh/m²/year

Reference number: 9120-2591-0090-2900-3231
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Electric storage heaters

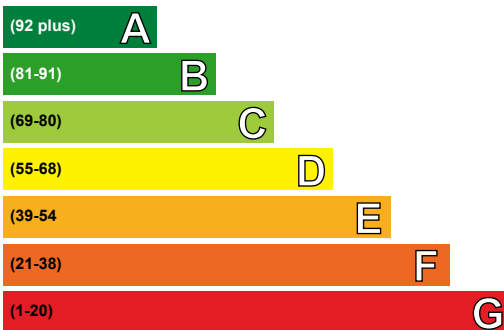
You can use this document to:

- 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*	£1,824	See your recommendations report for more information
Over 3 years you could save*	£480	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	83

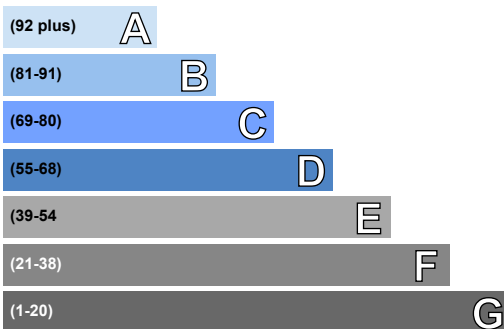
Energy Efficiency Rating

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 (77)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
72	73

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 C (72)**. 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 High heat retention storage heaters	£800 - £1,200	£480.00

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, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Automatic charge control	★★★☆☆	★★★☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★☆☆☆☆	★★☆☆☆
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, 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 39 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 2.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

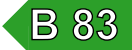
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£783 over 3 years	£633 over 3 years	
Hot water	£852 over 3 years	£522 over 3 years	
Lighting	£189 over 3 years	£189 over 3 years	
Totals	£1,824	£1,344	

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 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£160		

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

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 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

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

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,445	N/A	N/A	N/A
Water heating (kWh per year)	1,722			

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. Andrew MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	0
Email address:	andrew@homereportcompany.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





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SINGLE SURVEY

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SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

Single Survey

Property address	FLAT 72 BISHOP'S GATE 20 KENMURE DRIVE BISHOPBRIGGS EAST DUNBARTONSHIRE G64 2RJ
Customer	BLAIR
Customer address	
Prepared by	HOME REPORT COMPANY
Date of Inspection	9 TH NOVEMBER 2020



Single Survey

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.

Description	The subjects comprise a top floor flat contained within a four storey and basement purpose built retirement complex containing 72 residential units and one guest suite.
Accommodation	Third (top) Floor: Hallway, living room, kitchen, bedroom and internal three-piece bathroom suite.
Gross internal floor area (m₂)	60 m ² or thereby.
Neighbourhood and location	The subjects are located within a mixed residential/commercial district of Bishopbriggs, East Dunbartonshire where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality.
Age	Built 2004.
Weather	Dry / Overcast, following a period of mixed weather.
Chimney Stacks	Visually inspected with the aid of binoculars where appropriate. None.

Single Survey

Roofing including roof space	Sloping roofs where visually inspected. 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. The main roof structure as from my restricted external ground floor inspection was noted to be pitched clad externally with tiles. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. Our inspection of the roof void area accessed via a hatch within the hallway ceiling of the subjects in the report was restricted to a visual inspection from the access hatch and areas directly adjacent. Insulation materials restricted our visual inspection, and we confirm that no access was gained into the roof void area or indeed any other internal roof space at the time of our inspection.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Rainwater fittings were noted to be of PVC construction.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. Main walls appear to be of cavity brick/blockwork construction, rendered externally with cast blockwork features.

Single Survey

Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. Windows were noted to be of UPVC double glazed design, whilst the access door to the flat was noted to be of timber design.
External decorations	Visually inspected. Painted.
Conservatories / porches	Visually inspected. None.
Communal areas	Circulation areas visually inspected. Communal access stairwell; passenger lift; and usual retirement complex facilities. Furthermore, the subjects have access to communal external areas and residents parking.
Garages and permanent outbuildings	Visually inspected. None.
Outside areas and boundaries	Visually inspected. The subjects have access to communal external areas and residents parking.
Ceilings	Visually inspected from floor level. Ceilings were noted to be of plasterboard construction with painted finishes.

Single Survey

Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls were noted to be of stud plasterboard construction with painted finishes.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted, 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. Physical access to the sub floor area may be taken if the Surveyor deems it 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. Flooring appears to be of solid construction with fitted floor coverings throughout. No access gained to any sub-floor area at the time of our inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal doors are of timber design, some glazed. Facings and skirtings are of painted moulded design, and the kitchen is equipped with a range of wall and base units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. None.
Internal decorations	Visually inspected. Walls and woodwork generally painted. Internal bathroom walls are fully tiled.

Single Survey

Cellars	Visually inspected. 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 off. Mains supply with fuse box located within hallway cupboard.
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 off. None.
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. Internal distribution pipes where seen appear to be of copper and PVC design. Sanitary arrangements comprise an internal three-piece bathroom suite.

Single Survey

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. Electric storage heaters noted. Hot water is assumed to be supplied from the Gledhill Palsa coil hot water tank noted within the kitchen cupboard.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Mains.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Usual retirement complex pull cord alarm system noted. Not tested.

Single Survey

Any additional limits to inspection

For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

The property was inspected within the limits imposed. At the time of inspection, the property was furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested.

No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Our inspection of the external fabric in general restricted as inspected from external ground floor level.

We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.

Our inspection of the roof void area accessed via a hatch within the hallway ceiling of the subjects in the report was restricted to a visual inspection from the access hatch and areas directly adjacent.

Insulation materials restricted our visual inspection, and we confirm that no access was gained into the roof void area or indeed any other internal roof space at the time of our inspection.

Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect.

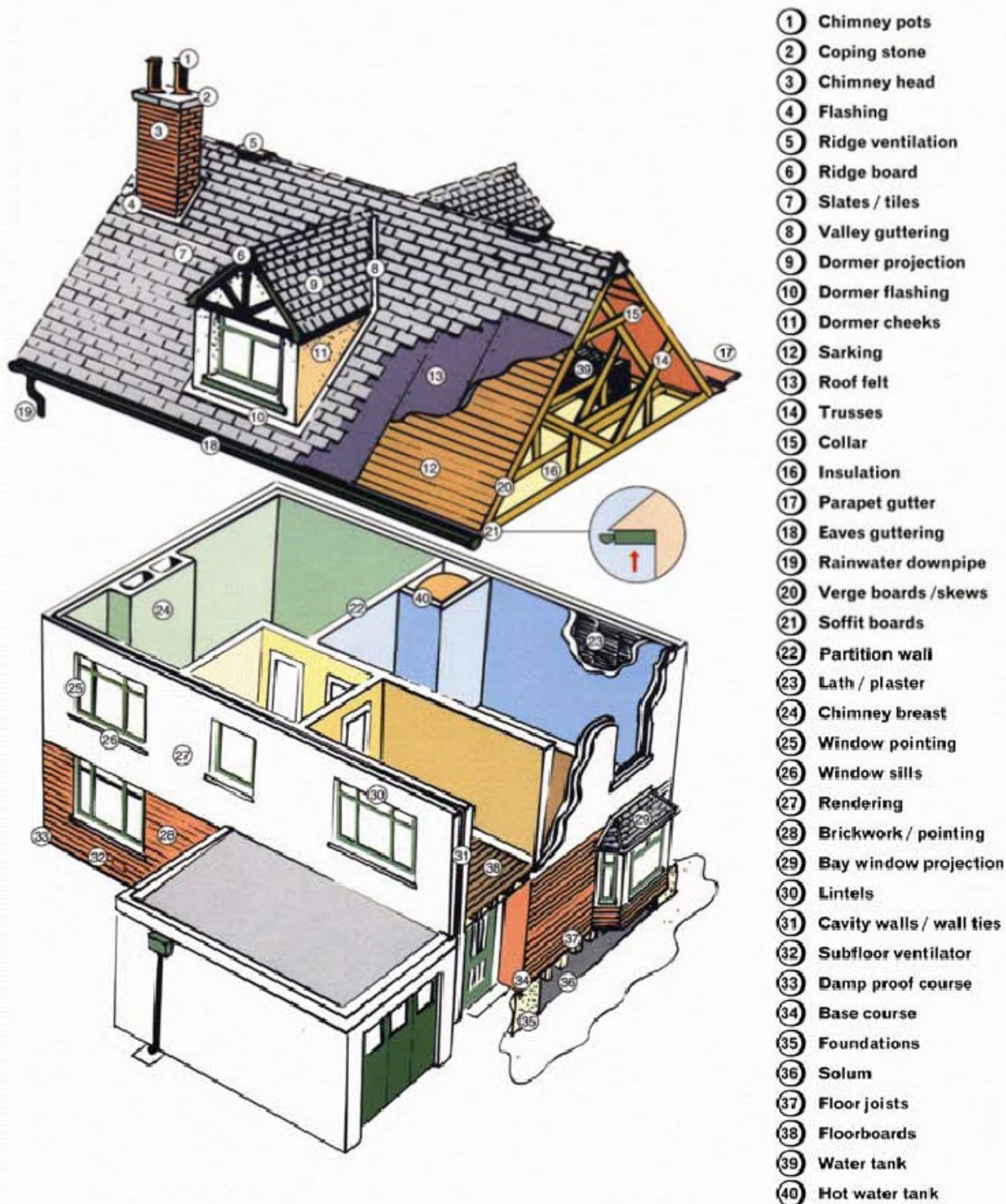
It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.

Single Survey

	No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. 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. No detailed analysis, sampling or testing of materials has been undertaken.
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Sectional Diagram showing elements of a typical house



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

Single Survey

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	Category 1
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. At the time of our inspection there was no evidence of significant structural movement noted to affect the property within the limits of our inspection.
Dampness, rot and infestation	
Repair Category	Category 1
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.
Chimney Stacks	
Repair Category	-
Notes	Not applicable.
Roofing including roof space	
Repair Category	Category 1
Notes	<u>Roof</u> The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required. <u>Void</u> Restricted visual inspection from the access hatch, and the areas directly adjacent to the hatch only. The majority of the roof void area accessed from the hallway ceiling of the subjects in the report were not visible or inspected at the time of our inspection and should not be considered free from defects.

Single Survey

Rainwater Fittings	
Repair Category	Category 1
Notes	At the time of our inspection there was no evidence of damp staining/water staining on wall surface which would indicate leakage. It should be noted that it was not raining at the time of our inspection.
Main Walls	
Repair Category	Category 1
Notes	The main outer walls of the property generally appeared in fair order consistent with age. Roughcast finishes appeared generally intact and there was no evidence of bossed render where it was possible to test this from ground level. The cast blockwork generally appeared in fair condition commensurate with the age and type of property.
Windows, external doors and joinery	
Repair Category	Category 1
Notes	These generally appeared in fair condition consistent with age.
External decorations	
Repair Category	Category 1
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.
Conservatories/porches	
Repair Category	-
Notes	Not applicable.
Communal areas	
Repair Category	Category 1
Notes	The communal areas surrounding the property appear to be adequately maintained.
Garages and permanent outbuildings	
Repair Category	-
Notes	Not applicable.

Single Survey

Outside areas and boundaries	
Repair Category	Category 1
Notes	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.
Ceilings	
Repair Category	Category 1
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age.
Internal Walls	
Repair Category	Category 1
Notes	The internal walls are in reasonable condition for their age.
Floors including sub-floors	
Repair Category	Category 1
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection there was no indication to suggest significant defects in this area. It will, however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.
Internal joinery and kitchen fittings	
Repair Category	Category 1
Notes	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. The kitchen units are of a modern type and appeared in adequate condition for their age and purpose. Internal glazed sections noted, we assume suitable safety glass has been installed.
Chimney breasts and fireplaces	
Repair Category	-
Notes	Not applicable.

Single Survey

Internal decorations	
Repair Category	Category 1
Notes	The property is generally in fresh decoration throughout.
Cellars	
Repair Category	-
Notes	Not applicable.
Electricity	
Repair Category	Category 1
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of pvc type. It should be emphasised that the system was not tested at the time of our inspection.
Gas	
Repair Category	-
Notes	Not applicable.
Water, plumbing and bathroom fittings	
Repair Category	Category 1
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings are of modern style and type. Flooring beneath the bath was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and bath fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.

Single Survey

Heating and hot water	
Repair Category	Category 1
Notes	Electric storage heaters were noted to be installed. It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of pvc type. It should be emphasised that the system was not tested at the time of our inspection.
Drainage	
Repair Category	Category 1
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

Single Survey

3. Accessibility information

Guidance notes for 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?	Third floor
2. Are there three steps or fewer to a main entrance door of the property?	No
3. Is there a lift to the main entrance door of the property?	Yes
4. Are all door openings greater than 750mm?	Yes
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

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

It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place.

The property benefits from assumed common external grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

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

The subjects are contained within a retirement complex and as such we assume the normal age restrictions are applicable. Solicitor to carry out all required due diligence before the conclusion of any sale.

Estimated reinstatement cost for insurance purposes

The subjects are contained within a retirement complex and as such we assume that the complex is covered by a Block Insurance Policy. Solicitor to confirm.

Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 9th November 2020 would be fairly stated in the region of £155,000 (ONE HUNDRED FIFTY FIVE THOUSAND POUNDS STERLING).

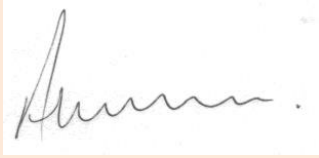
We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

Signed	
Report author	Mr Andrew J MacKenzie Bsc(Hons) MRICS For and on behalf of Home Report Company
Address	272 Bath Street, GLASGOW, G2 4JR
Date of report	9 th November 2020



HOME REPORT
C O M P A N Y

PROPERTY QUESTIONNAIRE

www.homereportcompany.co.uk



SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

property questionnaire

Property address	Flat 72, 20 kenmure drive Bishop's gate Bishopbriggs G642RJ
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Seller(s)	Alexander Blair
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Completion date of property questionnaire	03/12/2020
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Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	8 years
2.	Council tax	
	Which Council Tax band is your property in?	Band D
3.	Parking	
	What are the arrangements for parking at your property? Shared Parking Any other parking information: Private car park	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	No
	Please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	N/A
	The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them: N/A	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	No
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
a.	Is there a central heating system in your property? <i>(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).</i>	Yes
	What kind of central heating is there?	Electric Storage Heaters
	i) When was your central heating system or partial central heating system installed?	February 2005
	(ii) Do you have a maintenance contract for the central heating system?	No
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
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
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	No
	Please give details: N/A	

10.	Services																									
a.	Please list which services are connected to your property and give details of the supplier:																									
	<table border="1"> <thead> <tr> <th>Service</th><th>Connected</th><th>Supplier</th></tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td><td>Not Connected</td><td>N/A</td></tr> <tr> <td>Water mains or private water supply</td><td>Connected</td><td>Scottish water</td></tr> <tr> <td>Electricity</td><td>Connected</td><td>Scottish power</td></tr> <tr> <td>Mains drainage</td><td>Connected</td><td>N/A</td></tr> <tr> <td>Telephone</td><td>Connected</td><td>By</td></tr> <tr> <td>Cable TV or satellite</td><td>Not Connected</td><td>N/A</td></tr> <tr> <td>Broadband</td><td>Not Connected</td><td>N/A</td></tr> </tbody> </table>		Service	Connected	Supplier	Gas or liquid petroleum gas	Not Connected	N/A	Water mains or private water supply	Connected	Scottish water	Electricity	Connected	Scottish power	Mains drainage	Connected	N/A	Telephone	Connected	By	Cable TV or satellite	Not Connected	N/A	Broadband	Not Connected	N/A
Service	Connected	Supplier																								
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Telephone	Connected	By																								
Cable TV or satellite	Not Connected	N/A																								
Broadband	Not Connected	N/A																								
b.	Is there a septic tank system at your property?	No																								
	i) Do you have appropriate consents for the discharge from your septic tank?	N/A																								
	(ii) Do you have a maintenance contract for your septic tank?	N/A																								
	Please give details of the company with which you have a maintenance contract: N/A																									
	(iii) When was your maintenance agreement last renewed?	N/A																								

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?	Don't know
	Please give details: N/A	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Not applicable
	Please give details: N/A	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No
	Please give details: N/A	
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?	No
	Please give details: N/A	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?	No
	Please give details: N/A	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	No
	Please give details: N/A	
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?	No
	Please provide the name and address, and give details of any deposit held and any charges: N/A	

property questionnaire

b.	Is there a common buildings insurance policy?	Yes
	Is the cost of the insurance included in your monthly/annual factor's charges?	Yes
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. N/A	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	No
	Please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property: N/A	
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?	No
	Please give details: N/A	
c.	Do you have any guarantees relating to this work?	Not Applicable
	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: N/A	

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	Don't know
(ii)	Roofing	Don't know
(iii)	Central heating	Don't know
(iv)	National House Building Council (NHBC)	Don't know
(v)	Damp course	Don't know
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	Don't know
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): N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	No
	Please give details: N/A	
14.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	No
	Please give details: N/A	

property questionnaire

16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Signature(s):

Taylor Blair

Date:

03/12/2020



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