select surveyors

Home Report

Glasgow: 0141-632-6589 - **Edinburgh:** 0131-341-1733

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Single Survey

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Single Survey

Property address	9 Blairmore Avenue Paisley PA1 3JH

Customer	Joan Brechin

Customer address	9 Blairmore Avenue Paisley PA1 3JH

Prepared by	Select Surveyors Ltd

Date of Inspection	30th September 2021

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 property is a single storey end terrace converted mews house back to back with adjoining property.
Accommodation	The accommodation comprises of: Entrance hall, lounge, breakfasting kitchen, two bedrooms and bathroom.
Gross internal floor area (m^2)	Approximately 75 M^2
Neighbourhood and location	The property is situated in an established residential area of Paisley and set within the Barshaw park area and surroundings. Surrounding residential properties are of a mixed age and type. Local amenities, schooling and transport links are available.
Age	Built circa 1930's with conversion by Ossian circa 1998 to residential. Originally understood to be nursing quarters.
Weather	Weather was dry/overcast at the time of inspection. During dry weather we cannot confirm that the rainwater goods are totally serviceable or that flashings etc are water tight.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** Not applicable.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The main roof over the subject dwelling is flat by design assumed clad in waterproof membrane. Flat roof is defined as one with a slope below 10 degrees. Flats roofs have a limited life span and are never a truly satisfactory form of construction. Recovering will become necessary in future years. The roof is flat and covered with a single ply membrane. Single ply membrane roof coverings, usually made from plastic or rubber, are more commonly found on industrial buildings than residential buildings. They are usually laid by specialist contractors who are approved by the manufacturer of the membrane and know how to fix and joint it. When laid correctly manufacturers' claim that they will typically last in excess of 40 years. If they are laid by someone not familiar with the required techniques for jointing and fixing they may be unreliable and have a much shorter life expectancy. The lifespan of a flat roof is difficult to predict. The surface may appear sound, however a minor surface defect can cause deterioration to the fabric beneath. Flat roof structures should be subject to careful maintenance on a regular basis. Flashings to roof are lead. No roof void areas.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are formed in UPVC of half round design leading to downpipes.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are approximately 330mm cavity

	construction. Cavity walls are formed by two skins of brick/block or masonry with a gap between. The two skins are held together by wall ties.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows are timber, double glazed in casement style with UPVC triple glazing at the rear bedroom. External doors are timber clad steel fire door with glazed panels.

External decorations	**Visually inspected.** External decorations comprise of render finish to external walls, paint to external timber elements and facing brick.

Conservatories / porches	**Visually inspected.** Not applicable.

Communal areas	**Circulation areas visually inspected.** Communal areas include gardens and parking area.

Garages and permanent outbuildings	**Visually inspected.** Not applicable.

Outside areas and boundaries	**Visually inspected.** Property stands on an adequate residential site with outside areas and boundaries comprising of: Shared communal garden grounds. Private large wraparound terrace with private garden grounds. Private parking areas. The property overlooks Barshaw Park.

Ceilings	**Visually inspected from floor level.** Ceilings are plasterboard or similar.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls are timber framed partitions finished with plasterboard.

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.** The floors are of suspended timber on the ground floor. Most floors were covered with carpets or fixed floor coverings which were not lifted. Consequently floor surfaces could not be inspected. Sub floor areas are accessible from access door to the lower gable end. This is a very limited inspection due to height restrictions and where visible the area appears to be insulated.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal joinery is of conventional type and design. Kitchen units comprise wall and base units with integrated oven, hob and washing machine. Built in appliances have not been inspected or tested.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There is a fireplace located within the lounge. The fireplace has a composite surround and has been fitted with an electric fire.

Internal decorations	**Visually inspected.** Internal decorations comprise of paint on the woodwork, walls and ceilings. Tiled finishes have been applied to splash areas in the kitchen and bathroom.

Cellars	**Visually inspected where there was a safe and purpose-built access.** There is a large sub floor area with brick walls. See above floors section.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** The property is served by a mains electricity supply. The meter and consumer unit is in the lounge cupboard. Wiring where seen is sheathed in PVC.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** The property is served by a mains gas supply with the meter located externally at the gable wall.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipe work, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains water supply. Sanitary fittings have chrome fittings and include WC, wash hand basin and bath. Plumbing where seen is run using modern polythene and copper pipe work using push and fit connectors.

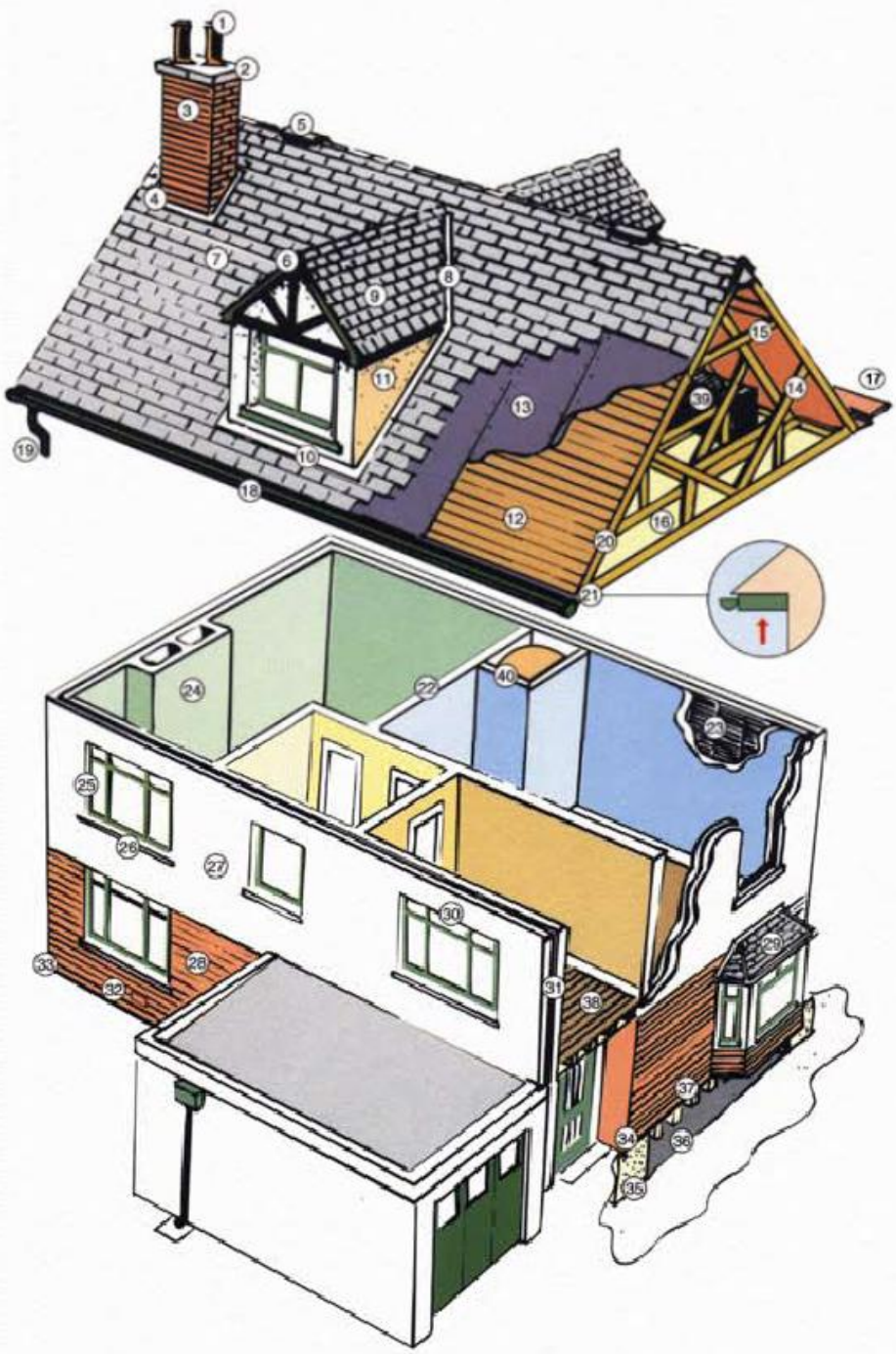
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Central heating and hot water is provided by way of gas fired central heating system located within the middle bedroom.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is assumed to connect to the main public sewers. No evidence of leakage or blockage at the time of inspection.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke alarm noted. Carbon Monoxide detector fitted.

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 occupied and access was limited by furniture and contents. The presence of floor coverings throughout prevented a full inspection. Floor coverings were not lifted. 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. Where walls are lined internally with tiling, plasterboard or timber the structure behind cannot be seen or tested. Consequently the condition of such hidden areas cannot be confirmed an inspection is recommended to be made before your Legal commitment to purchase. No access to roof space. The flat roofs were not seen from ground level to comment on condition. Aspects of the building were not visible at inspection and should not be considered free from defects. Further specialist advice i.e. roofers, factors should be consulted prior to purchase.

Sectional Diagram showing elements of a typical house



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

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

2. Condition

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

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

Structural Movement	
Repair Category	**Category 1**
Notes	No evidence of significant structural movement was noted to the main building. There are signs that the property has been affected by past structural movement. So far as can be seen from a single inspection the movement appears to be longstanding. We would not expect it to be progressive beyond acceptable tolerances.
Dampness, rot and infestation	
Repair Category	**Category 1**
Notes	Random checks for damp were made wherever possible using an electronic damp meter. None noted within the limits of the inspection.
Chimney Stacks	
Repair Category	**--**
Notes	Not applicable.
Roofing including roof space	
Repair Category	**Category 2**
Notes	The roof covering and structure are in a condition consistent with age and type. The lifespan of a flat roof is difficult to predict. The surface may appear sound, however a minor surface defect can cause deterioration to the fabric beneath. Flat roof structures should be subject to careful maintenance on a regular basis. Flat roof is defined as one with a slope below 10 degrees. Flats roofs have a limited life span and are never a truly satisfactory form of construction. Recovering will become necessary in future years. The roof is flat and covered with a single ply membrane. Single ply membrane roof coverings, usually made from plastic or rubber, are more commonly found on industrial buildings than residential buildings. They are usually laid by specialist contractors who are approved by the manufacturer of the membrane and know how to fix and joint it. When laid

	correctly manufacturers' claim that they will typically last in excess of 40 years. If they are laid by someone not familiar with the required techniques for jointing and fixing they may be unreliable and have a much shorter life expectancy.
Rainwater Fittings	
Repair Category	**Category 1**
Notes	Rain water fittings appear to be in adequate condition with no visual sign of major defects but will require routine maintenance/clearance.
Main Walls	
Repair Category	**Category 1**
Notes	Exterior walls must be well maintained to prevent water penetration and condensation that can encourage deterioration to unseen components. Main walls appear to be in a condition consistent with the age and type of property, however minor pointing repairs are required. Normal weathering is evident to outer walls.
Windows, external doors and joinery	
Repair Category	**Category 2**
Notes	The external window timbers should be treated as required to protect them from the elements. Window units are dated 1997 and upgrading should be expected in this regard.
External decorations	
Repair Category	**Category 1**
Notes	External decorations are generally satisfactory for age and external paintwork should be maintained to a good standard to reduce the risk of damage and timber decay.
Conservatories/porches	
Repair Category	**--**
Notes	Not applicable.
Communal areas	
Repair Category	**Category 1**
Notes	Communal areas appear to be in acceptable condition with no visual sign of major defects.
Garages and permanent outbuildings	
Repair Category	**--**

Notes	Not applicable.
Outside areas and boundaries	
Repair Category	**Category 1**
Notes	Outside areas/boundaries appear to be reasonably maintained with no visual sign of major defects. Routine expenditure should be anticipated to boundaries to maintain them in serviceable condition. There are trees within close proximity of the subject property. No obvious signs of damage to the building were noted as a result of the trees however it would be prudent to draw up a programme of management. Further specialist arboriculturist may be sought.
Ceilings	
Repair Category	**Category 1**
Notes	The ceilings are in adequate condition for age and type. Minor undulations and irregularities are not considered unusual for the age and type of the subjects.
Internal Walls	
Repair Category	**Category 1**
Notes	No significant defects noted to internal walls. Minor undulations and irregularities are not considered unusual for the age and type of the subjects. There is a risk of dry linings may conceal dampness or defects which would otherwise be identified.
Floors including sub-floors	
Repair Category	**Category 1**
Notes	Within the limits of inspection, no significant defects noted. Suspended floor surfaces where walked on were found to be generally firm and even to the tread with no signs of excessive spring or distortion.
Internal joinery and kitchen fittings	
Repair Category	**Category 2**
Notes	The kitchen fittings are dated and modernisation would be beneficial.
Chimney breasts and fireplaces	
Repair Category	**Category 1**
Notes	The fireplace appears to be in satisfactory condition with no obvious defects noted. No flues have not been inspected and it is not possible to comment upon the adequacy of any linings. No warranty can be given regarding the effectiveness of

	the fire openings.
Internal decorations	
Repair Category	**Category 1**
Notes	Internal decorations are in acceptable condition. Internal decorations are a matter of personal taste and you may wish to redecorate regardless.
Cellars	
Repair Category	**--**
Notes	Not applicable.
Electricity	
Repair Category	**Category 1**
Notes	Mains electricity. *(Not tested)* *It is recommended that all electrical installations should be checked at least once every 5 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available you are advised to arrange for a test and report to be carried out by a qualified NICEIC registered electrician.*
Gas	
Repair Category	**Category 1**
Notes	Mains gas. *(Not tested)* *In view of the complexity of regulation and safety implications, it is recommended that an inspection of the insulation and appliances etc. By a gas safe registered engineer prior to future use or on a periodical basis.* The gas installation appears to be generally commensurate with the age of the property.
Water, plumbing and bathroom fittings	
Repair Category	**Category 2**
Notes	Mains water. *(Not tested)* Sanitary installations are dated and modernisation would be beneficial. No inspection possible underneath bath or shower appliances and it is common for leaks to go undetected due to condensation build up or damage to mastic/tiling. Normal repairs are to be expected in this regard. The plumbing installation appeared generally satisfactory and commensurate with its age and type.
Heating and hot water	

Repair Category	**Category 1**
Notes	Heating system not tested but appears of a modern style. No obvious defects or failings were noted from a visual inspection.
Drainage	
Repair Category	**Category 1**
Notes	Mains drainage. *(Not tested.)* No visual evidence of leakage or blockage at the time of inspection. The above ground drainage pipes appear satisfactory.

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	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
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	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	--
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes 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?	**Ground**
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?	**No**
4. Are all door openings greater than 750mm?	**No**
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**

4. Valuation and conveyance issues

This section highlights information that should be checked with a solicitor or licensed conveyance.

It also gives an option of market value and estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

The tenure is understood to be in outright ownership. The management and service charge details have not been inspected and it is assumed it does not contain onerous provisions which would adversely affect the valuation.

The legal adviser should check existence and details of acceptable management arrangements service charges and block insurance.

The property has been converted circa 1998. The valuation is given on the strict assumption that full certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

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 notices and planning proposal.

Any adverse easements, servitudes or way leaves affecting the Property. There are no obvious indications but this needs to be clarified.

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 contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Estimated reinstatement cost for insurance purposes

The estimated rebuilding cost of the Property for insurance purposes is £150,000 (One Hundred and Fifty Thousand Pounds Sterling).

This figure is calculated on the basis of equivalent modern reinstatement using the BCIS House Rebuilding Cost Index.

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

Single Survey

Valuations and market comments
We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We assume 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. **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 contractors 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.** In accordance with prevailing market conditions, taking account of our general observations on site, we are of the opinion that the current market value of the subject property in their present condition is approximately: **£230,000 (Two Hundred And Thirty Thousand Pounds Sterling).**

Signed	

Report author	Thomas Baird - Chartered Surveyor, Director BSc (Hons), MRICS & RICS Registered Valuer

Address	Select Surveyors Ltd. Building One, Burnfield Avenue, Giffnock, Glasgow, G46 7TL

Date of report	30th September 2021

Terms and Conditions

PART 1 – GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require

disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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 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 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.

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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]

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

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.

Terms and Conditions

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the “Lender” is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the “Transcript Mortgage Valuation Report for Lending Purposes” means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.

- the “Market Value*” is The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*

- the “Property” is the property which forms the subject of the Report;

- the “Purchaser” is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property.

- the “Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- the “Seller” is/are the proprietor(s) of the Property;

- the “Surveyor” is the author of the Report on the Property; and

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

Terms and Conditions

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.

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 or 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 minor defects.

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

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

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

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

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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 exposed 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 a 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" 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 arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In arriving at the opinion of 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.

Terms and Conditions

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 amongst 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.

Select Surveyors Limited

Chartered Surveyors

Building One

Burnfield Avenue

Giffnock

Glasgow

G46 7TL

select surveyors

Mortgage Valuation for Home Report

Seller Name: Joan Brechin
Select ref: 6102/300921/PA1
Source: Private Instruction
Ext Ref: --

1) Property Details

Desc / Name:
No / Position: 9
Address 1: Blairmore Avenue
Address 2: Paisley
Town: Renfreshire
Post Code: PA1 3JH

2) Property Description

Property Type: House
* Please specify in General Comments if Required

House Type: End Terraced

Floor of Property:
Floors in Building:
Flats in Building:

Year Built: 1998 completed

Non Traditional Construction: ☐ Yes ☒ No
* Please specify in General Comments if Required

3) Accommodation (Number of:)

Receptions: 1
Bedrooms: 2
Kitchens: 1
Bathrooms: 1
Internal WCs: 0
Floors: 1

Other:

Garage(s):
Garden: Private

Outbuildings:

4) Tenure

Tenure: Absolute Ownership
If Leasehold, Years Remaining:
☒ Owner Occupied ☐ Tenented ☐ Vacant

Any Known or Reported Problems with onerous or unusual ground rent or service charges?

If Part Tenented, Please give details:

5) Condition of Property

Are essential internal repairs required? ☐ Yes ☒ No
Should the repairs be effected before the advance is made? ☐ Yes ☒ No
Are essential external repairs required? ☐ Yes ☒ No
Is a mortgage retention recommended? ☐ Yes ☒ No

If the Answer to any of the above questions is YES, Please provide further detail:

6) Subsidance, Settlement and Landslip

Does the property show signs of, or is it located near any area subject to landslip, heave, settlement, subsidence, flooding, mining? ☐ Yes ☒ No

If Yes, Please give details:

7) Services

☒ Mains Water ☒ Mains Drainage ☒ Electricity ☒ Gas Central Heating: Gas

8) Demand for Letting / Buy to Let

Monthly rental value from the property: (on a furnished basis)

Monthly rental value from the property: (on an unfurnished basis)

9) Insurance Reinstatement Value

Total area of all floors measured internally: 75 sqm

Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded). £150,000

10) Market Valuation for Mortgage Purposes (Assuming Vacant Possesion)

Do you recommend the property as suitable for a mortgage? ☒ Yes ☐ No

If No, Please provide Reasons:

If yes, Please provide your valuation:

Valuation in Present Condition £230,000

Valuation on completion of any works required under question 5

11) General Comments

Please advise of any special features of the property and/or the location, which affects the property.

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 notices and planning proposals.

The subjects are located within a residential area of reasonable demand and we would consider the property as suitable for normal mortgage lending subject to individual lenders requirements.

The property has been converted circa 1998. The valuation is given on the strict assumption that full certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES.

Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

Valuer Name / Qualification	Thomas Baird BSc (Hons) (MRICS)	Company Name	Select Surveyors Ltd
Signature	Thomas Baird, BSc (Hons), MRICS	Address	Building 1 Burnfield Avenue Glasgow G46 7TL
Date of Inspection	30th September 2021		
Date of Report	30th September 2021	Telephone	0141 632 6589

Energy Performance Certificate

Glasgow: 0141-632-6589 - **Edinburgh:** 0131-341-1733

RICS the mark of property professionalism worldwide

ecmk ACCREDITED MEMBER

Energy Performance Certificate (EPC)

Dwellings

Scotland

9 BLAIRMORE AVENUE, PAISLEY, PA1 3JH

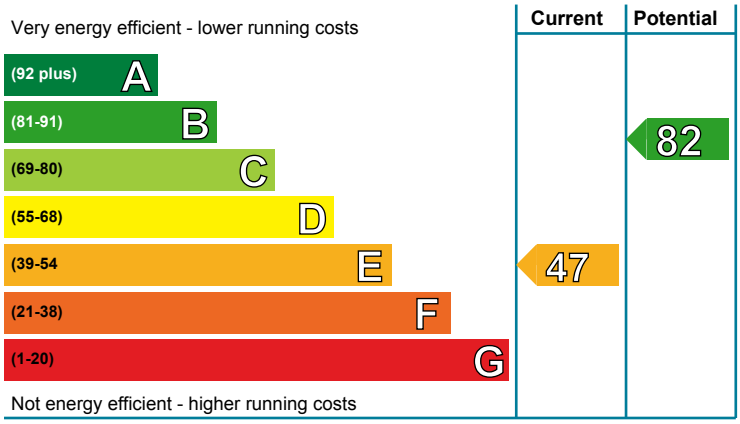
Dwelling type:	End-terrace bungalow	**Reference number:**	7906-1005-4201-7829-7200
Date of assessment:	30 September 2021	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	04 October 2021	**Approved Organisation:**	ECMK
Total floor area:	75 m²	**Main heating and fuel:**	Boiler, mains gas
Primary Energy Indicator:	412 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£3,801**	See your recommendations report for more information
Over 3 years you could save*	**£1,740**	

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

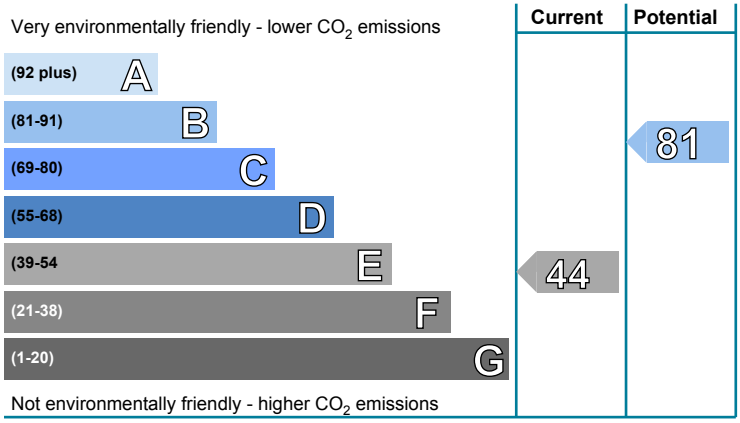


Energy Efficiency Rating

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

Your current rating is **band E (47)**. 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_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (44)**. The average rating for EPCs in Scotland is **band D (59).**

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

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£1116.00
2 Cavity wall insulation	£500 - £1,500	£279.00
3 Floor insulation (suspended floor)	£800 - £1,200	£273.00

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, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Flat, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler, 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 75% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 72 kg $CO_2/m^2/yr$.

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 5.4 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 3.6 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	£3,336 over 3 years	£1,668 over 3 years	You could save £1,740 over 3 years
Hot water	£228 over 3 years	£156 over 3 years	
Lighting	£237 over 3 years	£237 over 3 years	
Totals	**£3,801**	**£2,061**	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£372	D 62	D 60
2 Cavity wall insulation	£500 - £1,500	£93	D 66	D 65
3 Floor insulation (suspended floor)	£800 - £1,200	£91	C 70	C 70
4 Solar water heating	£4,000 - £6,000	£24	C 71	C 71
5 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£313	B 82	B 81

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.

- External insulation with cavity wall insulation

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.

energy saving trust

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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Floor insulation (suspended floor)

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

4 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.

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

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

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

Your home's heat demand

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)	17,436	N/A	(1,523)	N/A
Water heating (kWh per year)	1,824			

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 ECMK (www.ecmk.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: Thomas Baird
Assessor membership number: ECMK300714
Company name/trading name: Select Surveyors Ltd
Address: KILMARNOCK ROAD
GLASGOW
G41 3JA
Phone number: 01416326589
Email address: info@selectsurveyors.co.uk
Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Property Questionnaire

Glasgow: 0141-632-6589 - **Edinburgh:** 0131-341-1733

the mark of property professionalism worldwide

ecmk ACCREDITED MEMBER

PROPERTY QUESTIONNAIRE

Property Address: 9 Blairmore Avenue, Paisley, PA1 3JH

Seller(s): Joan Brechin & D.H. Crawford Brechin

Completion date of property questionnaire: 29th September 2021

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?	5 years

2. Council tax

Which Council Tax band is your property in?	E

3. Parking

What are the arrangements for parking at your property?	2 allocated spaces & ample visitor parking

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)? If you have answered yes, please describe below the changes which you have made:

No

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

N/A

b)

Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below: No

(ii) Were the replacements the same shape and type as the ones you replaced?

(ii) Did this work involve any changes to the window or door openings?

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.

7.	**Central heating**	
a)	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom). If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). If you have answered yes, please answer the three questions below:	Yes, gas fired
	(i) When was your central heating system or partial central heating system installed?	New gas boiler 2020, radiators 1998
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	N/A
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes
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? If you have answered yes, is the damage the subject of any outstanding?	No
b)	Are you aware of the existence of asbestos in your property?	No

10.	**Please select which services are connected to your property**	
	(i) Gas or Liquid Petroleum Gas:	
a)	If you have answered Yes, who is the supplier:	Yes, EDF
	(ii) Water Mains or Private Water Supply:	Yes, Scottish Water
	If you have answered Yes, who is the supplier:	
	(iii) Electricity:	Yes, EDF
	If you have answered Yes, who is the supplier:	
	(iv) Mains Drainage:	Yes, Scottish Water
	If you have answered Yes, who is the supplier:	
	(v) Telephone:	Yes, Sky
	If you have answered Yes, who is the supplier:	
	(vi) Cable TV or Satellite:	No
	If you have answered Yes, who is the supplier:	
	(vii) Broadband:	Yes, Sky

b)	Is there a septic tank system at your property?	No
	(i) Do you have appropriate consents for the discharge from your septic tank?	
	(ii) Do you have a maintenance contract for your septic tank?	

11 Responsibilities for shared or common areas

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a)	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	Yes Communal maintenance for shared access. Mews only garden maintenance.
b)	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	Yes As above. Roof repairs shared equally with 8 Blairmore Avenue
c)	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No
d)	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?	Yes
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
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 away over which the public has a right to pass, whether or not the land is privately owned.)	No

12.	**Charges associated with your property**	
a)	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	Yes, Hacking & Paterson, 1Newton Terrace, Glasgow G3 7PL £50 deposit held. Approx. £55 pm for all communal work and gardening, includes building insurance.
b)	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes, 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.	None

13.Specialist Works	No

As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?

If you have answered yes, please say what the repairs were for, whether you carried out the repairs(and when) or if they were done before you bought the property:

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Guarantees
Are there any guarantees or warranties for any of the following:

Electrical work
Roofing
Central Heating
National House Building Council (NHBC)
Damp course

None

If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

Are there any outstanding claims under any of the guarantees listed above?	

Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years?	No

Notices that affect your property In the past three years have you ever received a notice:

Advising that the owner of a neighbouring property has made a planning application?	No
that affects your property in some other way?	No
that requires you to do any maintenance, repairs or improvements to your property?	No

If you have answered yes to any of the 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):

Date: 29th September 2021