YOUR ONESURVEY

HOME REPORT

ADDRESS

30b Main Street
Busby, Glasgow
G76 8DX

PREPARED FOR

C Hume

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

Nicol Estate Agents

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow South - Allied Surveyors Scotland Ltd	13/08/2025
Mortgage Certificate	Final	Glasgow South - Allied Surveyors Scotland Ltd	13/08/2025
Property Questionnaire	Final	C Hume	08/08/2025
EPC	FileUploaded	Glasgow South - Allied Surveyors Scotland Ltd	13/08/2025
Additional Documents	FileUploaded		

Important Notice:

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

PART 1.

SINGLE
SURVEY

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

Single Survey

Survey report on:

Surveyor Reference	WH/4132
Customer	C Hume
Selling address	30b Main Street Busby, Glasgow G76 8DX
Date of Inspection	12/08/2025
Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

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

- the "Property" is the property which forms the subject of the Report;

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

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

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

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

- the "Surveyor" is the author of the Report on the Property; and

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value*" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an* *arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	Ground floor and first floor duplex in a two storey block containing two flats and an Interior Design shop. No lift.
Accommodation	Ground floor: entrance vestibule, hallway, living room, kitchen with dining area and bathroom with WC. Upper floor: three bedrooms and toilet with WC.
Gross internal floor area (m2)	106m2 or thereby.
Neighbourhood and location	The subject property is located within a mixed residential/commercial area. Main Street Busby is a busy thoroughfare. Shopping and transport facilities are available within walking distance. To the left hand side of the property is the White Cart River.
Age	125 years old.
Weather	Dry and sunny.
Chimney stacks	From a street level inspection chimney stacks are of stone and rendered masonry construction. ***Visually inspected with the aid of binoculars where required.***

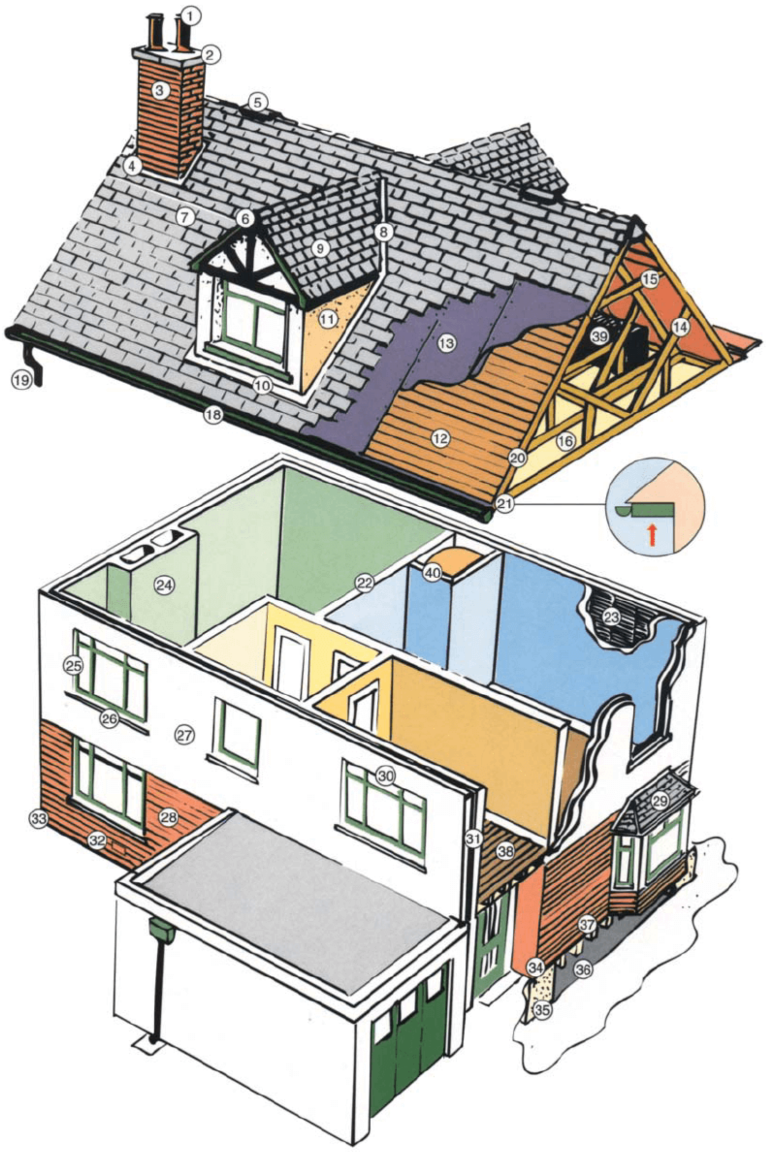
Roofing including roof space	The roof is pitched and clad with concrete tiles. No communal roof space inspection was undertaken. ***Sloping roofs were visually inspected with the aid of binoculars where required.*** ***Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.*** ***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.*** ***Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.***
Rainwater fittings	Cast iron and PVC materials. Parapet gutter to front. ***Visually inspected with the aid of binoculars where required.***
Main walls	Stone, lath and plastered internally. There is a parapet gutter along the front elevation. ***Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.***
Windows, external doors and joinery	Replacement UPVC double glazed units. UPVC entrance door. ***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.***
External decorations	Paint finish. ***Visually inspected.***
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	Garden ground at the rear which is paved and of grass. Timber fencing. ***Visually inspected.***

Ceilings	Lath and plaster and plasterboard design. ***Visually inspected from floor level.***
Internal walls	Brick construction plastered on the hard both sides and of timber frame finished with lath and plaster and plasterboard. ***Visually inspected from floor level.*** ***Using a moisture meter, walls were randomly tested for dampness where considered appropriate.***
Floors including sub floors	Suspended timber. Access was gained to part of the under building via the UPVC door on the rear elevation to the cellar. Our inspection was restricted due to a large amount of builders material. Where visible the floor is timber joists. Within the cellar area is a Ideal central heating boiler. ***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 is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.***
Internal joinery and kitchen fittings	Internal woodwork is typical of a property of this type and age. ***Built-in cupboards were looked into but no stored items were moved.*** ***Kitchen units were visually inspected excluding appliances.***
Chimney breasts and fireplaces	None.
Internal decorations	Wallpaper and colourwash emulsion. ***Visually inspected.***
Cellars	There is a cellar accessed via a UPVC door on the rear elevation. Within the cellar area is a Ideal central heating boiler. Our inspection was restricted due to a large amount of builders material. ***Visually inspected where there was safe and purpose-built access.***

Electricity	Mains. ***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.***
Gas	Mains. ***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.***
Water, plumbing and bathroom fittings	Mains. White sanitary 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.*** ***Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.***
Heating and hot water	Located in the cellar is a Ideal central heating boiler. ***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.***
Drainage	Both foul and storm drainage are assumed to be to the public sewer. ***Drainage covers etc were not lifted.*** ***Neither drains nor drainage systems were tested.***

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

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	Evidence of previous movement noted in the property. This appears long standing and non progressive and the likelihood of further significant movement seems remote.

Dampness, rot and infestation	
Repair category:	3
Notes:	The property is affected by damp, dry rot, wood boring insect infestation and rotted joist ends evident within the cellar area. The whole property requires to be inspected by a reputable firm of timber and damp proofing specialist prior to making an offer to purchase. Since the original inspection the property has been inspected by Bromac Timber and Damp proofing specialists. The cost of repairs is £20,000 + VAT. Any potential purchaser will require to satisfy themselves on this point.

Chimney stacks	
Repair category:	2
Notes:	Weathered and eroded stonework. The right hand chimney stack is off plumb. The middle chimney stack has cracked, crazed and broken off rendering.

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.

Roofing including roof space	
Repair category:	2
Notes:	The roof is an older replacement. Moss and algae growth. The coping stone along the exposed left hand gable is in poor condition. There is poor detailing to the roof edge at the rear left hand corner where there is no guttering and this has been patch repaired with Flashband only which is a temporary repair. Given the age of the roof ongoing roof repairs can be anticipated.

Rainwater fittings	
Repair category:	2
Notes:	Cast iron sections are showing signs of corrosion. The parapet gutter along the front elevation will require regular vigilant maintenance to maintain it in a satisfactory wind and water tight condition. One of the downpipes at the rear has been patch repaired with Flashband which is a temporary repair.

Main walls	
Repair category:	2
Notes:	Weathered and eroded stonework. The exposed left hand gable/coping is in poor condition.

Windows, external doors and joinery	
Repair category:	1
Notes:	Windows are older and unlikely to comply with the current building regulations. Frames of this type and age are prone to failure of mechanisms and seals.

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.

External decorations	
Repair category:	1
Notes:	General weathering.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	2
Notes:	The timber fencing along the left hand boundary is leaning outwards.

Ceilings	
Repair category:	1
Notes:	Some general surface cracks and undulations. It should be noted that lath and plaster ceilings will generally deteriorate with age, resulting in the loss of the plaster key. Accordingly, ongoing repairs can be anticipated.

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

Internal walls	
Repair category:	3
Notes:	Penetrating dampness was noted in a number of apartments. Timbers in contact with damp areas are always at risk from rot. This requires to be quantified by a reputable firm of timber and damp proofing specialists prior to making an offer to purchase.

Floors including sub-floors	
Repair category:	3
Notes:	Wood boring insect infestation was noted within the cellar area and joist ends at the rear are rotted. This requires to be quantified by a reputable firm of timber and damp proofing specialists prior to making an offer to purchase. Since the original inspection the property has been inspected by Bromac Timber and Damp proofing specialists. The cost of repairs is £20,000 + VAT. Any potential purchaser will require to satisfy themselves on this point.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal woodwork is showing general signs of wear and tear.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	Fresh.

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.

Cellars	
Repair category:	3
Notes:	There is wet rot to joist ends and wood boring insect infestation. This requires to be quantified by a reputable firm of timber and damp specialists prior to making an offer to purchase. Since the original inspection the property has been inspected by Bromac Timber and Damp proofing specialists. The cost of repairs is £20,000 + VAT. Any potential purchaser will require to satisfy themselves on this point.

Electricity	
Repair category:	1
Notes:	The electrical wiring system appears of mid age. Any electrical certificate should be sought as a condition of purchase. If no electrical certificate exits then we suggest that the system is checked by a competent electrician preferably NICEIC registered. Any recommendations made with regard to the safety of the installation should be undertaken.

Gas	
Repair category:	1
Notes:	All gas appliances should be checked by a Gas Safe registered contractor prior to any further use.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The sanitary fittings are modern and appear of a serviceable type.

Heating and hot water	
Repair category:	1
Notes:	Modern boiler. Any warranties or Gas Safety certificate should be sought as a condition of purchase.

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.

Drainage	
Repair category:	1
Notes:	No evidence of surface problems at present.

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

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	1
Internal walls	3
Floors including sub-floors	3
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	3
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
The subject property has been re-modelled and a additional first floor toilet has been created. Our valuation advice assumes that any necessary Local Authority consents have been sought and granted. This position should be clarified prior to purchase. The existence of these permissions is important to ensure that the subjects were altered and extended in accordance with the consents and regulations granted at that time. In the event that such consents do not exist we would wish to be advised as this fact may influence our opinion of the property, particularly as to its market value and its suitability for purchase. We understand that the building is self factored. This should be confirmed in writing. Since the original inspection the property has been inspected by Bromac Timber and Damp proofing specialists. The cost of repairs is £20,000 + VAT. Any potential purchaser will require to satisfy themselves on this point. Given that there are commercial premises on the ground floor some lending institutions may not grant loan finance. This position should be clarified prior to purchase. Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.
Estimated re-instatement cost (£) for insurance purposes
315,000 Three Hundred and Fifteen Thousand Pounds.
Valuation (£) and market comments
175,000 Deducted from this should be the cost of category 3 repairs noted elsewhere in this report. One Hundred and Seventy Five Thousand Pounds.

Report author:	Gary Firth, MRICS
Company name:	Glasgow South - Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Glasgow G43 1TT
Signed:	Electronically Signed: 294500-208238FE-1919
Date of report:	13/08/2025

PART 2.

MORTGAGE VALUATION
REPORT

Includes a market valuation of the property.

Mortgage Valuation Report

Property:	30b Main Street Busby, Glasgow G76 8DX	Client: C Hume Tenure: Ownership.	
Date of Inspection:	12/08/2025	Reference:	WH/4132/NM

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

1.0 LOCATION

The subject property is located within a mixed residential/commercial area. Main Street Busby is a busy thoroughfare. Shopping and transport facilities are available within walking distance.

To the left hand side of the property is the White Cart River.

2.0 DESCRIPTION | **2.1 Age:** 125 years old.

Ground floor and first floor duplex in a two storey block containing two flats and an Interior Design shop. No lift.

3.0 CONSTRUCTION

External walls are of stone construction. The roof is pitched and tiled.

4.0 ACCOMMODATION

Ground floor: entrance vestibule, hallway, living room, kitchen with dining area and bathroom with WC.

Upper floor: three bedrooms and toilet with WC.

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

Water:	Mains.	**Electricity:**	Mains.	**Gas:**	Mains.	**Drainage:**	Mains.
Central Heating:	Gas fired to water filled radiators.						

6.0 OUTBUILDINGS

Garage:	None.
Others:	None.

7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*

A ground floor and first floor duplex which is currently lying vacant but appears to have been adequately maintained having regard to its age and character. Some general maintenance repairs were noted particularly externally.

The roof is an older replacement.

Evidence of previous movement noted in the property. This appears long standing and non progressive and the likelihood of further significant movement seems remote.

8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*

The property is affected by damp, dryrot, wood boring insect infestation and rotted joist ends in the cellar area. This requires to be quantified by a reputable firm of timber and damp proofing specialists prior to making an offer to purchase. Reports/estimates must be obtained prior to making an offer to purchase.

Since the original inspection the property has been inspected by Bromac Timber and Damp proofing specialists. The cost of repairs is £20,000 + VAT. Any potential purchaser will require to satisfy themselves on this point.

8.1 Retention recommended:	£24,000

9.0	**ROADS & FOOTPATHS**

Made up road.

10.0	**BUILDINGS INSURANCE (£):**	315,000	**GROSS EXTERNAL FLOOR AREA**	117	**Square metres**
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.				

11.0	**GENERAL REMARKS**

The subject property has been re-modelled and our valuation advice assumes that any necessary Local Authority consents have been sought and granted. This position should be clarified prior to purchase.

Given that there are commercial premises on the ground floor some lending institutions may not grant loan finance. This position should be clarified prior to purchase.

12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*		
12.1	**Market Value in present condition (£):**	**151,000**	One Hundred and Fifty One Thousand Pounds.
12.2	**Market Value on completion of essential works (£):**	**175,000**	One Hundred and Seventy Five Thousand Pounds.

12.3	**Suitable security for normal mortgage purposes?**	Yes		
12.4	**Date of Valuation:**	12/08/2025		
Signature:	Electronically Signed: 294500-208238FE-1919			
Surveyor:	Gary Firth	MRICS	**Date:**	13/08/2025
Glasgow South - Allied Surveyors Scotland Ltd				
Office:	**246 Kilmarnock Road Glasgow G43 1TT**	**Tel: 0141 636 5345 Fax: email: glasgow.south@alliedsurveyorsscotland.com**		

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report on:

Property address	30b Main Street Busby, Glasgow G76 8DX
Customer	C Hume
Customer address	30b Main Street Busby, Glasgow G76 8DX
Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT G-1 , 30 MAIN STREET, BUSBY, GLASGOW, G76 8DX

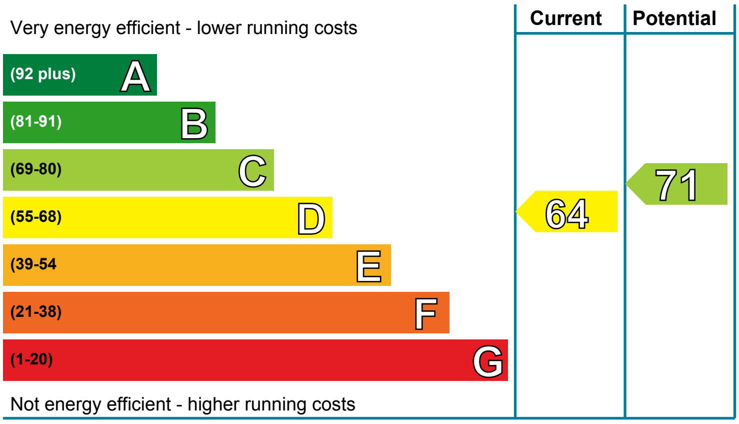
Dwelling type:	Ground-floor maisonette	**Reference number:**	9624-1048-6238-3445-1224
Date of assessment:	12 August 2025	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	12 August 2025	**Approved Organisation:**	Elmhurst
Total floor area:	106 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	265 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*	**£5,406**	See your recommendations report for more information
Over 3 years you could save*	**£1,143**	

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

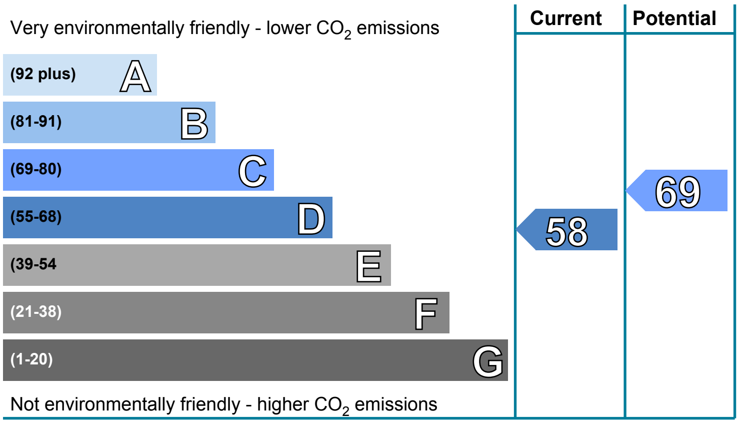


Energy Efficiency Rating

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

Your current rating is **band D (64)**. 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 D (58)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£858.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£288.00

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	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

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 49 kg CO_2/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 5.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.2 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	£4,713 over 3 years	£3,570 over 3 years	You could save £1,143 over 3 years
Hot water	£486 over 3 years	£486 over 3 years	
Lighting	£207 over 3 years	£207 over 3 years	
Totals	**£5,406**	**£4,263**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal wall insulation	£7,500 - £11,000	£286	C 69	D 66
2	Floor insulation (suspended floor)	£5,000 - £10,000	£96	C 71	C 69

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 Internal wall insulation
Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

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

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	19,321.67	N/A	N/A	N/A
Water heating (kWh per year)	2,185.16			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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. Gary Firth
Assessor membership number:	EES/008223
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Shawlands Glasgow G43 1TT
Phone number:	0141 636 5345
Email address:	glasgow.south@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit 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

PART 4.

PROPERTY QUESTIONNAIRE

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

Property Questionnaire

Property Address	30b Main Street Busby, Glasgow G76 8DX
Seller(s)	Stewart Hume and Brian Hume
Completion date of property questionnaire	08/08/2025
Note for sellers	

1.	**Length of ownership**
	How long have you owned the property? 8 years
2.	**Council tax**
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [ ]C [x]D [ ]E [ ]F [ ]G [ ]H
3.	**Parking**
	What are the arrangements for parking at your property? **(Please tick all that apply)** Garage [ ] Allocated parking space [ ] Driveway [x] Shared parking [x] On street [ ] Resident permit [ ] Metered parking [ ] Other (please specify):

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)?	[ ]YES [ ]NO [x]Don't know
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[ ]YES [x]NO
6.	**Alterations/additions/extensions**	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[ ]YES [x]NO
	If you have answered yes, 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?	[ ]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[ ]YES [x]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[ ]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [ ]NO
	(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).	[x]YES [ ]NO [ ]Partial

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *Approximately 20years ago*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
9.	**Issues that may have affected your property**	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[ ]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [ ]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
10.	**Services**	
a	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier
Gas or liquid petroleum gas	Y	Ovo
Water mains or private water supply	Y	Scottish Water
Electricity	Y	Ovo
Mains drainage	Y	Scottish Water
Telephone	N	
Cable TV or satellite	N	
Broadband	N	

b	Is there a septic tank system at your property?	[ ]YES [x]NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	[ ]YES [ ]NO [ ]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[ ]YES [ ]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	[ ]YES [x]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	[ ]YES [x]NO [ ]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?	[ ]YES [x]NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	

c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. *No other charges*	
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?	[ ]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
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?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ]YES [ ]NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

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

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

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	Stewart Hume
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	08/08/2025

BASEMENTS • DAMP PROOFING • TIMBER PRESERVATION

Our Ref: F30875 18h August 2025

Nicol Estate Agents

Via Email

Surveyed date: 14/08/2025

Weather: Dry and 15 degrees

Property Type: Semi Detached Property – Stone and Brick

30b Main St, Busby

Further to your email instructions to conduct an inspection of the above property I can confirm the following:

Inspection was of a non- disruptive nature.

Inspection restricted due to stored items and floor coverings.

Observations:

Sub Floor Area:

Ground floor timbers were noted to be affected by wet rot fungus, wood boring weevil and common furniture beetle. Section of timbers within room front left were noted to be affected by dry rot fungus.

Ground Floor – Room Front Left:

Rising dampness was noted along front elevation wall with high meter readings, salt action and discoloured decoration noted.

First Floor – Room Front Left:

Water ingress was noted to be affecting ceiling and wall plaster due to defective roof coverings/guttering. There is a high potential that window lintols shall be affected by timber decay.

Treatments recommended:

- Client to clear area and remove kitchen and shower room
- Clear solum area
- Bromac to carry out full renewal of ground floor timbers with similar dimension pre=treated timbers
- Carry out rising dampness treatments inc plasterwork repairs
- First floor carry out lintol repairs and plasterwork repairs
- Spray treat with an insecticide solution
- Clear all debris off site

Costs of work

Timber Treatments/DPC Works/Plasterwork: £20000.00 + VAT

Please note we have not included for any decoration, roof works or plumbing works.

DEBRIS:

All debris and timber waste resulting from our works will be removed from site.

DAMAGES:

No allowance has been made to replace any wall/floor tiles removed or damaged by our works.

SERVICES:

We require the client to provide us with a 240v 13 amp power supply free of charge. Where this service cannot be provided we reserve the right to charge the client for the hire of a portable generator.

C.O.S.H.H. REGULATIONS:

It is recommended that the areas to be treated be well ventilated for a period of 48 hours after the treatments.

CHOOSING THE RIGHT CONTRACTORS:

Bromac Limited are members of the Property Care Association and can offer a Protected Guarantee under the Guarantee Protection Insurance.

Upon completion of our works and settlement of the account, a 10 year Guarantee will be issued in respect of those areas treated by Bromac Limited. Guarantee documents will be released after payment has cleared.

TERMS:

Our Estimate is open for a period of 30 days only. We reserve the right to submit an additional estimate for any increase in price which may occur from receipt of our quotation and the placing of your order. Payment due by BACS transfer or cheque only.

Our Terms of Payment are strictly payment by return. Failure to comply with this could result in Interest being charged.

Always assuring you of our best attention,
Bromac Limited

Condensation
in your property

A guide to the causes and how to remedy the problem

CONDENSATION IN YOUR HOME...

is your home damp?

What is dampness?

Dampness can originate from:

- Leaking pipes, wastes, drainage and overflows;
- Rain water from defective roof coverings, blocked or leaking gutters and broken pipes;
- Penetrating dampness around windows, through walls and due to raised ground levels;
- Rising damp due to lack of, or no effective, damp proof course.

'Condensation dampness' is a condition that affects many homes and has probably become the major cause of 'environmental' dampness within a property. Condensation is particularly common in homes which are poorly heated and poorly insulated and usually gets worse in the colder winter months i.e. 'the condensation season'.

What is condensation?

There is always some moisture in the air, even if you cannot see it. If the air gets colder it cannot hold all the moisture and tiny drops of water appear. This is condensation. You also notice it when you see your breath on a cold day, or when the mirror mists over when you have a bath. Kitchens and bathrooms are often primary sources of atmospheric water. Moisture is released into the air through normal daily activities such as washing, cooking, drying clothes, showering and bathing. This can occur commonly on windows or external walls, or cold surfaces within the fabric of the property. Look for it in corners, on or near windows, in or behind wardrobes and cupboards. It often forms on north-facing walls.

The problems of condensation can lead to staining and mould growth, damaging wallpaper, wall surfaces, window frames, furniture and clothing. The development of **mould growth** is the most tell-tale sign that is frequently associated with condensation. The appearance of mould may be black, white, yellow or green in colour, depending on the specific type of mould and the surface which it grows on. Black spot mould *(Aspergillus niger or Cladosporium spp)*, for example forms pyramid profiles in wall corners and at wall/floor or wall/ceiling margins as a consequence of condensation.

Moulds are hydrophilic fungi in that they require high levels of surface moisture. Capillary held dampness (such as that originating through rising dampness) is not sufficient to cause mould growth. The mould requires free moisture on the surfaces to germinate.

WANT TO KNOW MORE? *visit* ***www.property-care.org***



Tiny spores produced by the mould and the higher numbers of dust mites due to the moist conditions can increase the risk of asthma and respiratory illnesses in some people.

Maintaining a reasonable balance between heating, ventilation and insulation can reduce excessive condensation however, a major review of lifestyle and occupation of the property is often necessary.

In the short-term you should wipe off the condensed water from windows and sills every morning during the condensation season. Wring out the cloth into a sink rather than drying out on a radiator.

Mould Cleaning

Regular cleaning away of mould is vital. To remove mould, wipe down walls and window frames with a preparatory mouldicide or fungicidal wash which carries a Health and Safety Executive approval number. Follow the manufacturer's instructions precisely which will provide longer term prevention. Spray containers of mouldicide can be obtained from chemists and retailers. Mould kits can be obtained from specialist suppliers.

Dry clean mildewed clothes and shampoo carpets. Disturbing the mould by brushing or vacuum cleaning can increase the risk of distribution of spores and respiratory problems.

After treatment, redecorate using a good quality fungicidal paint to help prevent mould. Note: this paint is not effective if over-coated with ordinary paints, emulsion or wallpaper. You can also obtain a mouldicide solution additive to mix with the paint. When wallpapering, use a paste containing a fungicide to prevent further mould growth.

Using a **dehumidifier** can control the airborne moisture and help reduce this problem, however dehumidifiers will not solve the **cause(s)** of the condensation problem.

The only lasting way of avoiding severe mould is to eliminate the cause of the dampness – condensation.

call **0844 375 4301**

TEA TIME!

Always cook with pan lids on and turn the heat down once the water has boiled.

How to avoid condensation

Produce less moisture

Reduce the potential for condensation by producing less water.

Always cook with pan lids on and turn the heat down once the water has boiled.

Only use the minimum amount of water for cooking vegetables.

When filling the bath, run the cold water first then add the hot – it will reduce the steam which leads to condensation by up to 90%.

Never dry laundry on radiators.

Dry washing outdoors if possible, or put it in the bathroom with the door closed and the window open or extractor fan on.

Extractor Fans should be automatically humidistat controlled – not solely activated by a light switch.

If you use a tumble dryer, make sure it is vented to the outside (DIY kits are available for this) or that the tumble dryer is of the new condensing type.

Don't use your gas cooker to heat your kitchen as it produces moisture when burning gas (you will notice the windows misting up).

Never use bottled gas heaters (Calor etc.) as they produce about 8 pints of moisture from an average-sized gas bottle.

Ventilate to remove moisture

You can ventilate your home without making draughts.
Some ventilation is needed to get rid of the moisture being produced at the time, including that from people's breathing. Keep trickle vents open at all times, alternatively open small window/top lights.

WANT TO KNOW MORE? *visit* ***www.property-care.org***

BATH TIME!

When filling the bath, run the cold water first then add the hot **– it will reduce the steam which leads to condensation by up to 90%.**

Use passive Vapour Vents if no trickle vents are fitted to windows

Do not have airbricks fitted at low levels.

Kitchen and bathrooms require more ventilation due to cooking, washing, bathing and drying creating high levels of moisture which means opening windows.

Ideally these rooms should be fitted with humidistat controlled extractor fans (these work automatically when humid air is detected.

Close the bathroom and kitchen doors when these rooms are in use, even if the kitchen or bathroom has extractor fans. This stops the moisture reaching other rooms, especially bedrooms which are often colder and more vulnerable for condensation.

Allow space for the air to circulate in and around your furniture.

Open doors to ventilate cupboards and wardrobes.

Leave space between the backs of wardrobes and the wall.

Where possible, position wardrobes and furniture against internal walls i.e. walls which have a room on both sides rather than external walls.

To reduce the risk of mildew on clothes and other stored items, allow air to circulate round them by removing 'false' wardrobe backs or drilling breather holes in them.

You can place furniture on blocks to allow air to circulate beneath.

Never overfill wardrobes and cupboards as it restricts air circulation.

The use of Positive Pressure FLAT or LOFT ventilation systems can be considered, whereby fresh, dry filtered air at ambient temperature is introduced continuously into the property – diluting and displacing stale, moist air and reducing the cause of condensation within the property.

call **0844 375 4301**

KEEP WARM!

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day,

How to avoid condensation

Heat your home a little more

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day, even when there is no one at home. This is very important in flats and bungalows and other homes where the bedrooms are not above a warm living room.

If you have central heating, set it to provide background warmth in ALL rooms including unused rooms. Otherwise install suitable thermostatically controlled heaters where necessary.

The thermostats will help control heating and costs, remember to provide background ventilation at the same time.
Use the heating system on a regular balanced cycle **with all radiators working to all rooms during colder periods.**

DO NOT USE PARAFFIN OR BOTTLED GAS HEATERS FOR THIS PURPOSE.

Insulate and draft proof

Draughtproofing of windows and outside doors will help keep your home warm which should result in lower fuel bills. When the home is warmer, condensation is less likely to occur.

When draftproofing:

Do not block permanent ventilators

Do not block unused chimney breasts – fit a ventilator/air brick

Do not draughtproof rooms where there is a fuel burning heater (e.g. Gas Fire)

Do not draughtproof windows in bathrooms and kitchens

WANT TO KNOW MORE? *visit* **www.property-care.org**

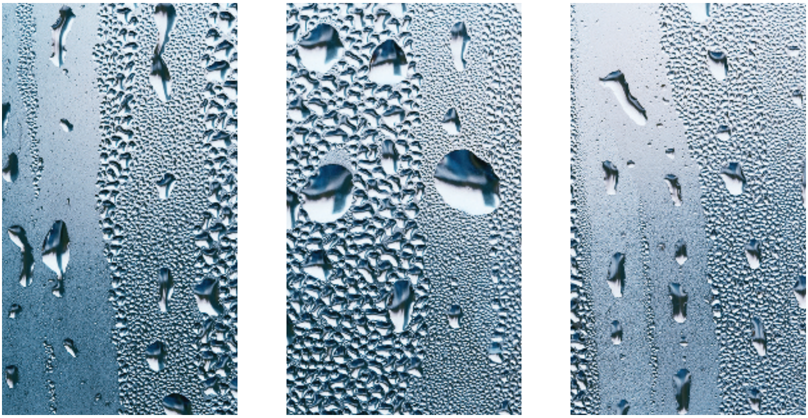
Insulation should also be considered for:

- Roofs
- Cavity walls
- Sloping ceilings (soffit)

If you have sloping ceilings, under roof slopes, these are traditionally poorly insulated. Sloping soffits can be insulated internally with dry-lining or insulated plasterboard - otherwise the roof requires stripping back to fit insulation between the rafters.

call **0844 375 4301**

A guide to the causes and how
to remedy the problem



BASEMENTS · DAMP PROOFING · TIMBER PRESERVATION

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