

YOUR ONE SURVEY  
**HOME REPORT**

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ADDRESS

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Flat 14  
Broomcliff  
30 Castleton Drive  
Newton Mearns, Glasgow, G77 5LG

PREPARED FOR

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Gill Currie

INSPECTION CARRIED OUT BY:



SELLING AGENT:



Nicol Estate Agents

HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow South - Allied Surveyors Scotland Ltd	29/01/2026
Mortgage Certificate	Final	Glasgow South - Allied Surveyors Scotland Ltd	29/01/2026
Property Questionnaire	Final	Gill Currie	
EPC	Final	Glasgow South - Allied Surveyors Scotland Ltd	30/01/2026
Additional Documents	Final		

## Important Notice:

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

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T   1 .

# SINGLE SURVEY

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



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	WH/5225
<b>Customer</b>	Gill Currie
<b>Selling address</b>	Flat 14 Broomcliff 30 Castleton Drive Newton Mearns, Glasgow G77 5LG
<b>Date of Inspection</b>	29/01/2026
<b>Prepared by</b>	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.<sup>1</sup>

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



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

#### 1.2 THE REPORT

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

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

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

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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

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

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

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

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

#### **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	Second floor flat in a six storey flatted block containing thirty four flats in total. Lift to all floors.
Accommodation	Second floor: entrance hallway, living room open to dining area (with balcony), two bedrooms, kitchen and bathroom with WC.
Gross internal floor area (m <sup>2</sup> )	91m.sq. or thereby.
Neighbourhood and location	The subject property is located within a popular and sought after residential area. Shopping and transport facilities are available within a half mile radius.
Age	Constructed around 1965.
Weather	Dry and sunny following period of sustained heavy rainfall.
Chimney stacks	None.

# survey report

Roofing including roof space	<p>The roof could not be seen from a ground level inspection but is assumed to be flat and clad with felt or similar incorporating water tank housings.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>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.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p>
Rainwater fittings	<p>These are mainly run internally and could therefore not be examined.</p> <p>Visually inspected with the aid of binoculars where required.</p>
Main walls	<p>Cavity brick construction having a brick outer leaf.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
Windows, external doors and joinery	<p>Replacement UPVC double glazed units.</p> <p>Timber door from common entrance close/stairwell to flat under report.</p> <p>UPVC door from living room to balcony.</p> <p>Timber and glazed front and back close doors.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
External decorations	<p>Paint/stain finish.</p> <p>Visually inspected.</p>
Conservatories / porches	Not applicable.
Communal areas	<p>Communal entrance vestibule, close, stairwell and lift.</p> <p>Circulation areas visually inspected.</p>

# survey report

Garages and permanent outbuildings	We understand that the property has a garage. The exact position should be ascertained by an examination of the Title Deeds.  Visually inspected.
Outside areas and boundaries	Garden ground to the front, side and rear which is predominantly grass. Mature trees.  Visually inspected.
Ceilings	Plasterboard design.  Visually inspected from floor level.
Internal walls	Brick construction plastered on the hard both sides and of timber framing finished with 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.  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	Within the living room there is a feature fireplace fitted with an electric fire.  Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Wallpaper and colourwash emulsion.  Visually inspected.
Cellars	None.

# survey report

Electricity	<p>Mains.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p>
Gas	None.
Water, plumbing and bathroom fittings	<p>Mains. White sanitary fittings.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Heating and hot water	<p>Electric heaters. In the cupboard in the hallway is a foam insulated hot water cylinder fitted with an electric immersion heater and a plastic cold water storage tank.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Drainage	<p>Both foul and storm drainage are assumed to be to the public sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>

# survey report

Fire, smoke and burglar alarms	<p>There are smoke alarms within the property. Visually inspected. No test whatsoever were carried out to any systems or appliances.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Any additional limits to inspection	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated.</p> <p>If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>An inspection for Japanese Knotweed was not carried out.</p> <p>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.</p> <p>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.</p>

## Sectional Diagram showing elements of a typical house



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

## 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 within the property. This appears longstanding and non-progressive, and the likelihood of further significant movement seems remote.

Dampness, rot and infestation	
Repair category:	1
Notes:	No visible indication of any defects of this nature noted.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	We understand from the vendor that the building was completely re-roofed by Northwest Roofing Limited with the work completed in December 2024. Any guarantees should be sought as a condition of purchase.

# survey report

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.

Rainwater fittings		
Repair category:	1	
Notes:	No obvious or serious defects noted.	

Main walls		
Repair category:	2	
Notes:	<p>A number of external bricks have become spalled. Loose and missing cement pointing. Out of line brickwork. Moss and algae growth. Old cracks in brickwork have been repointed and appear as yet not to have reopened.</p> <p>Where brickwork is stained with dampness there is a risk of rot occurring. Efflorescent salts and moss growth were noted on brickwork in places.</p>	

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

External decorations		
Repair category:	1	
Notes:	Satisfactory.	

Conservatories / porches		
Repair category:		
Notes:	Not applicable.	

# survey report

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.

Communal areas	
Repair category:	<span>1</span>
Notes:	No significant visual defects noted.

Garages and permanent outbuildings	
Repair category:	<span>1</span>
Notes:	The exact position of the garage should be ascertained by an examination of the Title Deeds.

Outside areas and boundaries	
Repair category:	<span>1</span>
Notes:	Mature trees and shrubs will require regular maintenance/pruning.

Ceilings	
Repair category:	<span>1</span>
Notes:	No significant visual defects noted.

Internal walls	
Repair category:	<span>1</span>
Notes:	No essential repairs noted.

Floors including sub-floors	
Repair category:	<span>1</span>
Notes:	No obvious or serious defects noted.

# survey report

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 joinery and kitchen fittings		
Repair category:	2	
Notes:	Internal woodwork is showing general signs of wear and tear. The kitchen is older.	

Chimney breasts and fireplaces		
Repair category:	1	
Notes:	The adequacy of the electric fire should be ascertained prior to any use.	

Internal decorations		
Repair category:	1	
Notes:	It is to be anticipated that an incoming purchaser would carry out redecoration to suit individual taste.	

Cellars		
Repair category:		
Notes:	Not applicable.	

Electricity		
Repair category:	2	
Notes:	The electrical wiring system appears of mixed age. There are relatively modern distribution boards in the cupboard in the hallway. However other aspects are older. We would therefore recommend as a matter of routine 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.	

# survey report

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.

Gas	
Repair category:	
Notes:	Not applicable.

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

Heating and hot water	
Repair category:	2
Notes:	Dated system. If you require an assurance upon the condition and effectiveness of the electric heating and hot water system, then we suggest that the system is checked by a competent electrician prior to purchase.

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

# survey report

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.

<b>Structural movement</b>	1
<b>Dampness, rot and infestation</b>	1
Chimney stacks	
<b>Roofing including roof space</b>	1
<b>Rainwater fittings</b>	1
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	1
<b>External decorations</b>	1
Conservatories / porches	
<b>Communal areas</b>	1
<b>Garages and permanent outbuildings</b>	1
<b>Outside areas and boundaries</b>	1
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	2
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	2
Gas	
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	2
<b>Drainage</b>	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?	Second floor.
2. Are there three steps or fewer to a main entrance door of the property?	[x]YES [ ]NO
3. Is there a lift to the main entrance door of the property?	[x]YES [ ]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?	[x]YES [ ]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**

We understand that the building is managed by Macfie & Co. This should be confirmed in writing.

Given the height of the building some lending institutions may not grant loan finance. This position should be clarified prior to purchase.

We understand from the vendor that the building was completely re-roofed by Northwest Roofing Limited with the work completed in December 2024. Any guarantees should be sought as a condition of purchase.

Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.

### **Estimated re-instatement cost (£) for insurance purposes**

310,000

Three Hundred and Ten Thousand Pounds.

### **Valuation (£) and market comments**

170,000

One Hundred and Seventy Thousand Pounds.

<b>Report author:</b>	Gary Firth, MRICS
<b>Company name:</b>	Glasgow South - Allied Surveyors Scotland Ltd
<b>Address:</b>	246 Kilmarnock Road Glasgow G43 1TT
<b>Signed:</b>	Electronically Signed: 305622-18bb5722-d7b5
<b>Date of report:</b>	29/01/2026

P A R T   2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





## Mortgage Valuation Report

Property:	Flat 14 Broomcliff 30 Castleton Drive Newton Mearns, Glasgow G77 5LG	Client: Gill Currie  Tenure: Ownership
Date of Inspection:	29/01/2026	Reference: WH/5225/GF/LS

*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.*

<b>1.0</b>	<b>LOCATION</b>											
The subject property is located within a popular and sought after residential area. Shopping and transport facilities are available within a half mile radius.												
<b>2.0</b>	<b>DESCRIPTION</b>	<b>2.1 Age:</b>	60 years old.									
Second floor flat in a six storey flatted block containing thirty four flats in total. Lift to all floors.												
<b>3.0</b> <b>CONSTRUCTION</b>												
External walls are of cavity brick construction. The roof is flat and clad with felt or similar.												
<b>4.0</b>	<b>ACCOMMODATION</b>											
Second floor: entrance hallway, living room open to dining area (with balcony), two bedrooms, kitchen and bathroom with WC.												
<b>5.0</b>	<b>SERVICES (No tests have been applied to any of the services)</b>											
Water:	Mains.	Electricity:	Mains.	Gas:	None.	Drainage:	Mains.					
<b>Central Heating:</b>		Non-heritable electric heating system.										
<b>6.0</b>	<b>OUTBUILDINGS</b>											
<b>Garage:</b>		We understand that there is a lock-up garage. The exact position should be ascertained by an examination of the Title Deeds.										
<b>Others:</b>		None.										

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

A second floor flat which would benefit from some modernisation, upgrading works and general maintenance repair.

Flat roof coverings will have a limited life.

Evidence of previous movement noted within the property. This appears longstanding and non-progressive, and the likelihood of further significant movement seems remote.

8.0	<b>ESSENTIAL REPAIR WORK</b> (as a condition of any mortgage or, to preserve the condition of the property)
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None.

8.1 Retention recommended:	Nil.
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9.0	<b>ROADS &amp; FOOTPATHS</b>
-----	------------------------------

Made up road.

10.0	<b>BUILDINGS INSURANCE</b> (£):	310,000	<b>GROSS EXTERNAL FLOOR AREA</b>	91	<b>Square metres</b>
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*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	<b>GENERAL REMARKS</b>
------	------------------------

The subject property has a flat roof, and the flat roof servicing history should be ascertained form the factors prior to making an offer to purchase.

Given the height of the building some lending institutions may not grant loan finance. This position should be clarified prior to purchase.

12.0	<b>VALUATION</b> On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.
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12.1	<b>Market Value in present condition (£):</b>	170,000	One Hundred and Seventy Thousand Pounds.
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12.2	<b>Market Value on completion of essential works (£):</b>		
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12.3	<b>Suitable security for normal mortgage purposes?</b>	Yes
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12.4	<b>Date of Valuation:</b>	29/01/2026
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<b>Signature:</b>	Electronically Signed: 305622-18bb5722-d7b5
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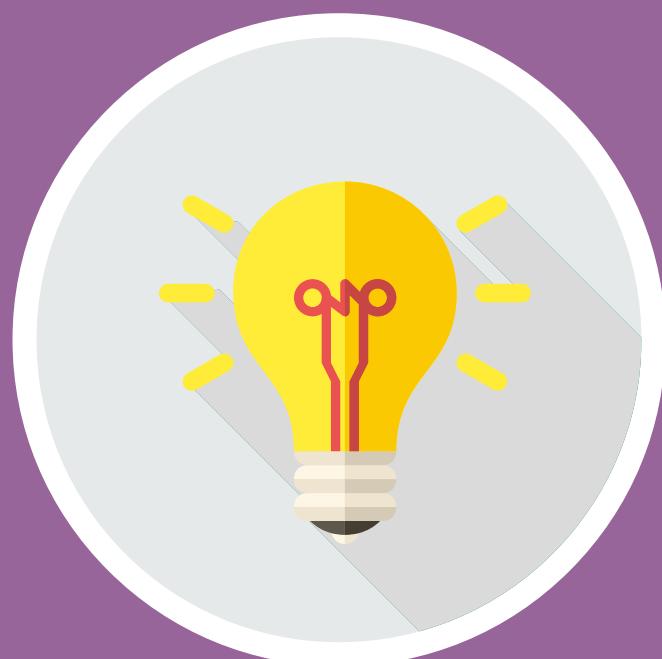
<b>Surveyor:</b>	Gary Firth	MRICS	<b>Date:</b>	29/01/2026
<b>Glasgow South - Allied Surveyors Scotland Ltd</b>				
<b>Office:</b>	246 Kilmarnock Road Glasgow G43 1TT	Tel: 0141 636 5345 Fax: email: <a href="mailto:glasgow.south@alliedsurveyorsscotland.com">glasgow.south@alliedsurveyorsscotland.com</a>		

P A R T   3 .

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	Flat 14 Broomcliff 30 Castleton Drive Newton Mearns, Glasgow G77 5LG
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<b>Customer</b>	Gill Currie
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<b>Customer address</b>	Flat 14 Broomcliff 30 Castleton Drive Newton Mearns, Glasgow G77 5LG
-------------------------	--

<b>Prepared by</b>	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd
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# Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 14 BROOMCLIFF, 30 CASTLETON DRIVE, NEWTON MEARNS, GLASGOW, G77 5LG

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 29 January 2026  
**Date of certificate:** 29 January 2026  
**Total floor area:** 91 m<sup>2</sup>  
**Primary Energy Indicator:** 238 kWh/m<sup>2</sup>/year

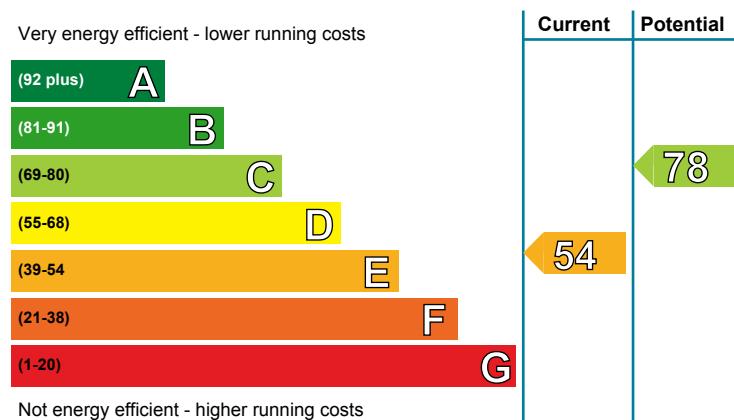
**Reference number:** 2518-1011-5209-3496-8204  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Electric storage heaters

## You can use this document to:

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

Estimated energy costs for your home for 3 years*	£8,754	See your recommendations report for more information
Over 3 years you could save*	£4,362	

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

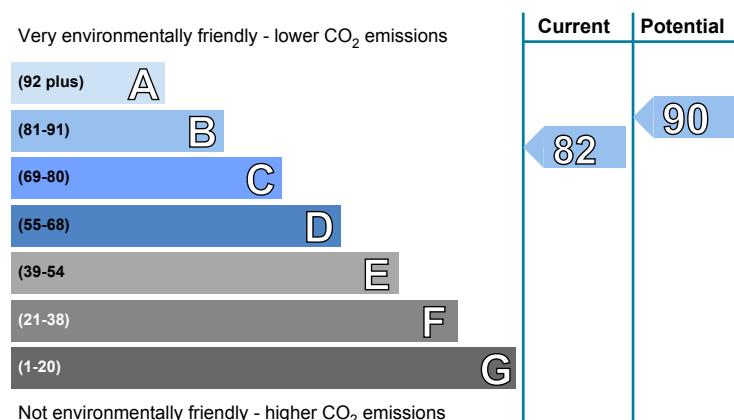


## Energy Efficiency Rating

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 (54)**. The average rating for EPCs in Scotland is **band D (61)**.

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



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

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

Your current rating is **band B (82)**

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 Cavity wall insulation	£900 - £1,500	£2805.00
2 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£123.00
3 High heat retention storage heaters	£1,600 - £3,200	£1434.00

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

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

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

## Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Electric storage heaters	★★★★☆	★★★★★
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
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<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

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

The calculated emissions for your home are 22 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.0 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.9 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	£6,480 over 3 years	£2,928 over 3 years	
Hot water	£2,061 over 3 years	£1,251 over 3 years	
Lighting	£213 over 3 years	£213 over 3 years	
<b>Totals</b>	<b>£8,754</b>	<b>£4,392</b>	 You could save £4,362 over 3 years

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 Cavity wall insulation	£900 - £1,500	£935	<span style="background-color: yellow; border-radius: 50%; padding: 5px 10px; display: inline-block;">D 68</span>	<span style="background-color: #a6c9ff; border-radius: 50%; padding: 5px 10px; display: inline-block;">B 88</span>
2 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£41	<span style="background-color: #a6eaf2; border-radius: 50%; padding: 5px 10px; display: inline-block;">C 69</span>	<span style="background-color: #a6c9ff; border-radius: 50%; padding: 5px 10px; display: inline-block;">B 88</span>
3 High heat retention storage heaters and dual immersion cylinder	£1,600 - £3,200	£478	<span style="background-color: #a6eaf2; border-radius: 50%; padding: 5px 10px; display: inline-block;">C 78</span>	<span style="background-color: #a6c9ff; border-radius: 50%; padding: 5px 10px; display: inline-block;">B 90</span>

### 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](http://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 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](http://www.nationalinsulationassociation.org.uk)).

### 2 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

### 3 High heat retention storage heaters

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

## Low and zero carbon energy sources

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

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

## Your home's heat demand

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)	11,556.16	N/A	N/A	N/A
Water heating (kWh per year)	2,533.57			

## Addendum

## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. 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:	<a href="mailto:glasgow.south@alliedsurveyorsscotland.com">glasgow.south@alliedsurveyorsscotland.com</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

## **Advice and support to improve this property**

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

**HOMEENERGYSOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT

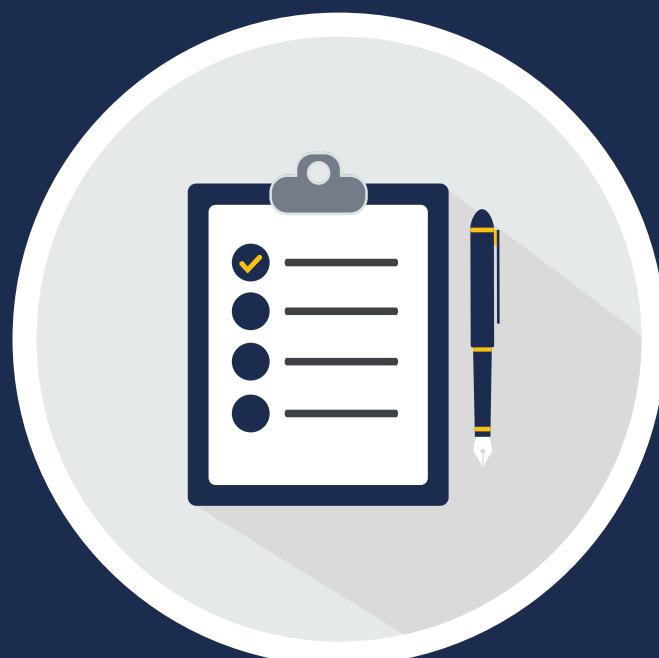


P A R T   4 .

# PROPERTY QUESTIONNAIRE

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



# Property Questionnaire

Property Address

Flat 14

Broomcliff

Newton Mearns, Glasgow

G77 5LG

Seller(s)

Gill Currie

Completion date of property questionnaire

Note for sellers

<b>1.</b>	<b>Length of ownership</b>
	<b>How long have you owned the property?</b> 20 years
<b>2.</b>	<b>Council tax</b>
	<b>Which Council Tax band is your property in? (Please circle)</b> [ ]A [ ]B [ ]C [ ]D [x]E [ ]F [ ]G [ ]H
<b>3.</b>	<b>Parking</b>  <b>What are the arrangements for parking at your property?</b> <b>(Please tick all that apply)</b>  Garage [x] Allocated parking space [ ] Driveway [ ] Shared parking [ ] On street [ ] Resident permit [ ] Metered parking [ ]  Other (please specify): space within communal carpark at the front of the building

# property questionnaire

<b>4.</b>	<b>Conservation area</b>	
	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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
<b>5.</b>	<b>Listed buildings</b>	
	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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>6.</b>	<b>Alterations/additions/extensions</b>	
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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES <input type="checkbox"/> 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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> YES <input type="checkbox"/> 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.	
<b>7.</b>	<b>Central heating</b>	
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).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Partial

# property questionnaire

	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?	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [ ]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).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
<b>9.</b>	<b>Issues that may have affected your property</b>	
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?	[x]YES [ ]NO [ ]Don't know
	If you have answered yes, please give details:  <i>IN 2024 when working on roofing and TV system upgrade asbestos was found in the roof vents on the main roof. This was removed prior to completion of the work.</i>	
<b>10.</b>	<b>Services</b>	

# property questionnaire

a	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>N</td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td>Y</td> <td>Scottish water</td> </tr> <tr> <td>Electricity</td> <td>Y</td> <td>Scottish power</td> </tr> <tr> <td>Mains drainage</td> <td>Y</td> <td>ERC</td> </tr> <tr> <td>Telephone</td> <td>Y</td> <td>Talk talk</td> </tr> <tr> <td>Cable TV or satellite</td> <td>Y</td> <td>Talk talk</td> </tr> <tr> <td>Broadband</td> <td>Y</td> <td>Talk talk</td> </tr> </tbody> </table>			Services	Connected	Supplier	Gas or liquid petroleum gas	N		Water mains or private water supply	Y	Scottish water	Electricity	Y	Scottish power	Mains drainage	Y	ERC	Telephone	Y	Talk talk	Cable TV or satellite	Y	Talk talk	Broadband	Y	Talk talk
Services	Connected	Supplier																									
Gas or liquid petroleum gas	N																										
Water mains or private water supply	Y	Scottish water																									
Electricity	Y	Scottish power																									
Mains drainage	Y	ERC																									
Telephone	Y	Talk talk																									
Cable TV or satellite	Y	Talk talk																									
Broadband	Y	Talk talk																									
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:																										
<b>11.</b>	<b>Responsibilities for shared or common areas</b>																										
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:  <i>Factors fees</i>	[x]YES [ ]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:  <i>Factors fees</i>	[x]YES [ ]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?	[x]YES [ ]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:  <i>External common ground</i>	[x]YES [ ]NO																									

# property questionnaire

e	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p>If you have answered yes, please give details: <i>external common ground</i></p>	[x]YES [ ]NO
f	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.)</p> <p>If you have answered yes, please give details:</p>	[ ]YES [x]NO
<b>12. Charges associated with your property</b>		
a	<p>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:</p> <p><i>MacFie &amp; Co Management Services Ltd 5 Cathkin View Road, Glasgow, G42 9EA Float taken at time of purchase Monthly standing order of £167</i></p>	[x]YES [ ]NO
b	<p>Is there a common buildings insurance policy?</p>	[x]YES [ ]NO [ ]Don't know
	<p>If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?</p>	[ ]YES [ ]NO [ ]Don't know
c	<p>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.</p> <p><i>Quarterly common charges were covered by a monthly standing order of £167.00</i></p>	
<b>13. Specialist works</b>		
a	<p>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?</p>	[ ]YES [x]NO
	<p>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.</p>	
b	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p>	[ ]YES [x]NO
	<p>If you have answered yes, please give details:</p>	
c	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p>	[ ]YES [ ]NO

# property questionnaire

	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:	
--	---	--

<b>14. Guarantees</b>		
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	[ ]NO [x]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):  <i>New roof &amp; renewal of TV aerial system work completed in December 2024. Certificate of Guarantee for 20 years is available.</i>	
c	Are there any outstanding claims under any of the guarantees listed above?	[ ]YES [x]NO
	If you have answered yes, please give details:	

# property questionnaire

<b>15. Boundaries</b>		
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>16. Notices that affect your property</b>		
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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):	Gillian Currie
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	02/02/2026

# GUARANTEE

## Roofing – 20 Year Performance Guarantee

<b>Guarantee No:</b>	GB-2026-01-106
<b>Sika:</b>	Sika Limited (registered company no. 00226822) and whose registered office address is Watchmead, Welwyn Garden City, Herts, AL7 1BQ
<b>Date of this Performance Guarantee:</b>	21/01/2026
<b>Installing Contractor:</b>	Northwest Roofing & Building - 42 Dalsetter Avenue G15 8TE Glasgow GB
<b>Building:</b>	Broomcliff - Castleton Drive - Newton Mearns - Main Flat Roof
<b>Materials:</b>	Sika's products installed at the Building by the Contractor as listed below: <ul style="list-style-type: none"> <li>• Sikalastic® Metal Primer</li> <li>• Sikalastic®-625 N</li> <li>• Sika® Reemat Premium</li> <li>• Skid Inhibiting Grit</li> </ul>
<b>Product Data Sheets and Sika Technical Guidelines:</b>	The product data sheets and technical guidelines published from time to time by Sika relevant to the Materials
<b>Roof Area (m2):</b>	780
<b>Specification:</b>	The specification prepared by Sika for the application of the Materials to the Building with the Specification Ref. set out below
<b>Specification Ref:</b>	0395450
<b>Date of Supply of the Materials:</b>	07/08/2024
<b>Project Specific Exclusions:</b>	
<b>Guarantee period:</b>	20 years from the Date of Supply of the Materials

### Performance Guarantee Declaration

**"We, Sika, guarantee to the Owner that if, during the Guarantee Period, the Materials are shown to not be in compliance with their requirements as set out in the relevant Product Data Sheets, we shall subject to the terms and conditions set out below, at our option: (a) repair or replace the non-compliant Materials; or (b) pay the reasonable cost of repair or replacement of the non-compliant Materials, including in either case any damage to the exterior fabric of the roof directly caused by the Materials."**

**This Performance Guarantee does not cover any defect in the Contractor's application of the Materials to the Building.**

Provided that in all cases the scope and extent of the remedial work is determined by Sika acting reasonably and such remedial work (including the supply of replacement products) is the sole remedy of the Owner under this Performance Guarantee and provided further that, in the production of the Specification, Sika has not inspected the Building and has therefore either relied on information provided to it and/or made assumptions that the state and condition of the Building is suitable for the Materials specified in the Specification. Sika shall not be liable to the extent such information and/or assumptions are incorrect.

### SIKA LIMITED

Head Office  
Watchmead  
Welwyn Garden City  
Hertfordshire, AL7 1BQ  
United Kingdom

### Contact

Phone +44 1707 394444  
E-Mail [roofing.guarantees@uk.sika.com](mailto:roofing.guarantees@uk.sika.com)  
[www.sika.co.uk](http://www.sika.co.uk)

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# GUARANTEE

1. Sika's liability under this Performance Guarantee is conditional upon the following:
  - a. In spite of anything to the contrary in the Specification and/or any sign-off by Sika as part of a visual inspection of the Materials installed by the Contractor at the Building, the items recorded above as "Project Specific Exclusions" are not covered by this Performance Guarantee;
  - b. Sika has received full payment for the Materials and the Contractor has been paid in full for any installation or application thereof;
  - c. The Materials have been installed or applied by the Contractor strictly in accordance with the Specification, instructions of Sika or those of the other manufacturers of the Materials, all applicable Product Data Sheets, Sika Technical Guidelines as well as in accordance with appropriate industry standards and codes of practice and design guidance relevant to the Materials. In addition, where liquid applied membranes are utilised, the Contractor has ensured that the application of the Materials achieves the minimum coverage rates specified, consistently over the entire roof area(s). Sika cannot be held responsible for any failure of the Contractor to follow good industry practices;
  - d. The Contractor followed and adhered to the Specification and recommended systems of applications and has used suitably trained and experienced labour holding valid Fitter ID cards for the Materials specified in the Specification;
  - e. The Materials as recorded in the Sika Roofing Field Installation Report referred to above, are used for the purpose and in a manner for which they were intended and with reference to the Building's Humidity Classification, set out in the Specification;
  - f. For Sika hot melt structural waterproofing installations, the completed waterproofing must be subject to an electronic waterproofing integrity test by an independent RAWTA certified company. This should be arranged by the Contractor to confirm the integrity of the finished waterproofing system, prior to the installation of any subsequent layers and surface finishes. A copy of the certification is to be issued to Sika and another stored in the Building Manual;
  - g. Any defects in the Materials are reported in writing for the attention of Head of Technical to Sika (Head Office), Roofing Business Unit, Watchmead, Welwyn Garden City, Herts, AL7 1BQ: (i) as soon as the defect is, or should reasonably have been, discovered e.g. after adverse weather or an annual inspection; and (ii) in any event within the Guarantee Period. Failure to report a defect when found may result in this Performance Guarantee being null and void;
  - h. The Guarantee Period will only remain valid (irrespective of when any defect occurs or is discovered) if roof inspections carried out by Sika at intervals of not more than 5 years with the first inspection being before the fifth anniversary of the Date of Supply of Materials. Failure to: (i) Contact Sika to arrange the inspection; or (ii) provide Sika with power and safe access to allow Sika to conduct such an inspection, shall cause the guarantee period of this Performance Guarantee to reduce to 15 years. Inspections must be carried out by the Sika Technical Site Support team and any remedial works found necessary or desirable by Sika would need to be properly carried out by the Contractor (at the cost of the Owner unless Sika is liable for any defects in accordance with this Performance Guarantee) Sika must approve in writing any proposed repairs prior to commencement;
  - i. The Materials have been properly maintained by the Owner, strictly in accordance with the maintenance requirements of Sika as may be updated from time to time by Sika (the current version of which is set out at Part 1 of the Appendix to this Performance Guarantee) and appropriate industry standards and codes of practice and design guidance relevant to the Materials. The Owner shall retain written records of such maintenance recording as a minimum: the date(s) on which the maintenance was carried out; the party carrying out the maintenance; and a detailed written record of the maintenance carried out;
  - j. All appropriate measures to prevent and/or limit damage to the Building have been taken by the Owner;
  - k. The defects in the Materials and/or loss or damage cannot be attributed to any external effects (including force majeure, acts by third parties, impact from third party products/objects, structural movement or the existing construction or condition of the Building or any deterioration thereof) or any other matters reasonably outside the control of Sika; and
  - l. The defects in the Materials cannot be attributed to any of the following: wind speeds in excess of the UK Codes of Practice, ageing, any purely aesthetic changes (whether immediately after installation or over time – including discolouration, change of colour, scratches, creases or wrinkles in the waterproofing etc.), cracks or splits due to temperatures outside the BBA certificate, unaccounted expansion joints or use in applications outside of the scope of the Product Data Sheets or Specification.
2. Sika's aggregate liability to the Owner and any valid assignees under this Performance Guarantee whether in contract, tort (including negligence), misrepresentation, under statute or otherwise shall not exceed £300,000. Sika shall have no liability to the Owner and/or any assignees, whether in contract, tort (including negligence), misrepresentation, under statute or otherwise, for: (a) any physical damage to the Building or its contents (other than the fabric of the roof to which the Materials were fitted/applied); (b) any direct or indirect: loss of profit, loss of revenue, loss of business, loss of goodwill or reputation, loss of anticipated savings, loss of feed in tariff or power generation; (c) any indirect, consequential or special loss in each case whether or not foreseeable or in the contemplation of the parties. Sika's liability shall not be excluded or limited for any matter for which it is not permitted by law to exclude or limit, or to attempt to exclude or limit, its liability.
3. This Performance Guarantee shall exclusively apply to the Materials and the Building. This Performance Guarantee contains all the provisions between Sika and the Owner relating to liability for the Materials, advice or recommendations in connection with the Building. There are no torts, conditions, warranties, representations or terms, express or implied as to the Materials or the workmanship, installation, design, advice or recommendations, that are binding on the parties except as specifically stated in this Performance Guarantee.
4. This Performance Guarantee is for the sole benefit of the Owner. It may be assigned in whole but not in part and no more than three times. Each assignment shall be effective on the date of written notice being given for the attention of Head of Technical to Sika (Head Office), Roofing Business Unit, Watchmead, Welwyn Garden City, Herts, AL7 1BQ, provided that, such notice states the full name and registered office and/or principal place of business/primary residence of the assignee.

## SIKA LIMITED

Head Office  
Watchmead  
Welwyn Garden City  
Hertfordshire, AL7 1BQ  
United Kingdom

## Contact

Phone +44 1707 394444  
E-Mail [roofing.guarantees@uk.sika.com](mailto:roofing.guarantees@uk.sika.com)  
[www.sika.co.uk](http://www.sika.co.uk)

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# GUARANTEE

5. The parties do not intend that any of the terms of this Performance Guarantee shall be relied upon or shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise by any person not a party to it.
6. This Performance Guarantee shall be governed by and construed in accordance with English law and the parties hereby submit to the exclusive jurisdiction of the English courts to resolve any disputes arising out of or in connection with this Performance Guarantee.
7. The Owner is responsible for all investigative works and related costs (including safe access and removal or reinstatement of any part of the roof assembly) for any alleged failures or alleged defects in the Materials, until it can be demonstrated that Sika is liable under this Performance Guarantee.
8. Due to the organic nature of living / plant elements of the Sika NatureRoof, and the impact of local environmental conditions (including, but not limited to; orientation, elevation, maintenance, plant type etc), a guarantee cannot be provided for these elements.
9. For Sika SolarRoof and Sika NatureRoof PV applications, this guarantee is limited to the Photovoltaic (PV) mounting system and does not cover the durability or performance of the PV panels, or any related electrical components including associated installation, commissioning or testing of any part of the electrical system.
10. Any sealant (and/or in the case of reinforced bituminous membrane and single ply projects, any supplementary liquid detailing products) supplied by Sika as part of the Materials must be maintained by the Owner in accordance with Appendix 1. The Guarantee Period in respect of these Materials and any details relying on them shall be reduced to 10 years from the Date of Supply of the Materials.
11. Without limitation, the installation of non-Sika specified or supplied components (such as photovoltaic support and / or framing systems, green roofs, roof coverings for amenity or aesthetic purposes, blue roof systems, roof mounted plant and equipment etc) onto the waterproofing system, may impact its durability as well as relevant certification (e.g. Building Regulations and fire performance). This will invalidate the guarantee unless Sika has provided its prior written consent to such installation.
12. For the avoidance of doubt:
  - a. Any reliance and/or enforcement of this Performance Guarantee by the Owner is strictly subject to the terms and conditions set out above and the Owner acknowledges that it is bound by such terms and conditions; and
  - b. Nothing in this Performance Guarantee in anyway reduces or extinguishes any liability of the Contractor to the Owner, Sika or any other person in respect of or in connection with the installation of the Materials.

Signed for Sika Limited



Alex Coward – Head of Technical - Roofing

Richard Aldred – Head of Compliance and Technical Services

Guarantee confirmed by;

Jan 21, 2026

Richard Aldred  
Richard Aldred (Jan 21, 2026 14:59:00 GMT)

Richard Aldred

- HoTS

**SIKA LIMITED**  
Head Office  
Watchmead  
Welwyn Garden City  
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Phone +44 1707 394444  
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[www.sika.co.uk](http://www.sika.co.uk)

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# GUARANTEE APPENDIX

## 1 - General Maintenance Requirements

### Industry Codes of Practice

The Customer must maintain the roof in accordance with Sika Limited maintenance requirements (as may be updated from time to time) and appropriate industry standards and codes of practice (e.g. BS 6229, BS 8217) and design guidance relevant to the waterproofing technology (SPRA, LRWA, BFRA, NFRC). The Customer shall retain records (including photographic evidence where safe and possible, both before and after) of such maintenance, recording as a minimum: the date(s) on which the maintenance was carried out; the party carrying out the maintenance; and a detailed record of the maintenance carried out.

### Maintenance of Sika Roof Waterproofing Membranes

Sika roof waterproofing membranes all require the usual good roof husbandry, cleaning rainwater outlets and regular inspection for evidence of physical damage from outside sources. There should be an annual inspection of the roof in spring to detect any winter related damage and another in late autumn to ensure that the roof is cleared of leaves and other debris. Roofs in close proximity to trees, subject to high dust or other pollutants, or in other high-risk locations should be inspected more frequently. It is a guarantee requirement that the roof is inspected for damage after adverse weather that may reasonably have been suspected to have caused building damage. It is also advisable to inspect after any works are carried out on the roof by other trades.

The following is a list of typical roof details, although each individual roof may have other areas that require specific inspection:

- General areas – remove leaves, paper, silt and any other extraneous debris. Cut back overhanging tree limbs;
- Upstands, flashings, cappings, expansion joint covers and copings – check exposed membrane for any damage and ensure the components
- themselves, sealants, and pointing are in good condition and effective;
- Mastic joints (or similar) – see specific item below;
- Edge details, drips and water checks – check that edge details are properly secured to provide protection against wind uplift;
- Membrane flashings at walls, kerbs and gutters – check exposed membrane for any damage and ensure sealants, mastics and pointing are in good condition and effective. Gutters should be cleaned regularly and maintained free flowing; and
- Penetrations and protrusions e.g. pipes, outlets, rooflights and plinths – check exposed membrane for any damage and ensure sealants, mastics and clips are in good condition and effective.

### Maintenance of Sika Branded Products

The specific published maintenance requirements of each Sika Branded Product must be followed for continuity of that product's guarantee within the system. The Building Owner must ensure that the Sika Constant Force post fall arrest system (where applicable) is correctly maintained and inspected annually by an independent assessor and must not be used without such annual certification.

### Maintenance of Sika Green Roofs

Along with the latest GRO Green Roof Guidance, the published maintenance requirements for Sika Green Roofs must also be followed, to ensure initial establishment and continued health of the living roof components. Failure to properly maintain or adequately irrigate the roof may result in irreversible damage to the living roof system. All maintenance should be carried out by competent personnel, fully in accordance with the appropriate health and safety regulations, specifically but not limited to, safe access.

### Product Information

The latest Safety Data Sheets (SDS) in accordance with Regulation EC No 1907/2006 (REACH) for Sika's roofing products can be found [online](#).

### Cleaning

- Sika Single Ply Membranes - The membrane may be washed using a domestic detergent solution applied with soft brooms and rinsed well using fresh water. No other treatment is necessary. Where a ballasted roof has been installed the ballast may accumulate dirt and algae growth. As commercial cleaners or fungicides may contain chemicals detrimental to Sika Single Ply membrane products, their makeup should be carefully checked before use. If in doubt consult Sika Roofing Technical Services.
- Sika Liquid Applied Membranes - The membranes will not ordinarily support organic growths. However, accumulated dirt resting on the surface due to uneven falls etc may provide nutrient. Algae and other such dirt accumulations should be washed with a domestic detergent solution and hosed with clean water. Failure to remove heavy dirt accumulations may result in severe vegetation growth capable of damaging the membrane.
- Sika Reinforced Bituminous Membranes & Sika Hot Melt Structural Waterproofing - If required the waterproofing may be washed using fresh water. No other treatment is necessary.

### Chemical Spillages

On roofs where plant is installed and maintained, chemical spillage is always a possibility. In the event of such an accident the area should be well washed down thoroughly with a domestic detergent solution and flushed with fresh clean water until all traces of the chemical have been removed from the surface. For bitumen-based products where petrol or diesel is particularly harmful, areas will need to be removed and replaced. Ensure sufficient measures are in place to prevent potentially harmful chemicals from entering the water drainage system. If in doubt about chemical substances contact Sika Roofing Technical Services..

# GUARANTEE APPENDIX

## **Mastic Joints (or similar)**

Where applicable, any sealants (silicone, mastic, PU etc) used to upstands or other details may need replacing as the joints fatigue or weather, typically after 10 years. Such work must be undertaken by one of Sika's trained network of Roofing Contractors (we recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship). Removal of any old sealant and the correct preparation and priming of the surfaces to receive the new sealant is essential.

## **Liquid Detailing System for Sika Single Ply Membranes & Sika Reinforced Bituminous Membranes**

Where applicable, an additional topcoat of the 'Sika Liquid Applied Detailing System' can be installed to prolong its life. Such work must be undertaken by one of Sika's trained network of Roofing Contractors and the correct preparation of the surfaces to receive the coating, is essential. We recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship.

## **Physical Damage**

In common with any other roof finish, Roof waterproofing membranes are all liable to physical damage if abused. However, this damage can usually be easily located and permanently repaired by Sika's trained network of Roofing Contractors. An up-to-date list of such contractors can be obtained from Sika Limited (we recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship).

- **Sika Single Ply Membranes** - Sika Single Ply Membrane damage can be easily located and permanently patch repaired by a Sika trained Contractor.  
Obviously, it is not always possible to arrange an immediate repair by an outside agency. Under normal conditions, the following first aid action will provide 'temporary' protection until permanent repairs can be actioned.
  1. Clean off the area surrounding the damage and dry well.
  2. Apply self-adhesive tape (e.g. Sika Single Ply Membrane foil tape) over the damaged area.The minimum acceptable size of a Sika Single Ply Membrane repair should be 300mm x 300mm membrane with rounded corners.

**Under no circumstances should repairs be attempted using any bitumen-based products.**

- **Sika Liquid Applied Membranes** - In the event of localised damage, or to reinstate a completely seamless barrier following structural modifications, repairs can be made quickly and easily. Obviously, it is not always possible to arrange an immediate repair with an outside agency. Temporary repairs using other products may be appropriate for short-term exposure but full re-instatement using the Sika Liquid Applied roofing system must be done at the earliest opportunity.
- **Sika Reinforced Bituminous Membranes** - Sika Reinforced Bitumen Membrane damage can be easily located and permanently repaired by a Sika Reinforced Bituminous Membrane trained Contractor. Sika Reinforced Bituminous Membrane patch repairs should comprise of a layer of both the relevant underlay and cap sheet and be sufficiently sized to ensure that a minimum distance of 150mm beyond the damaged area is covered. Patches should be finished with a consistent bitumen bead around all perimeters.
- **Sika Hot Melt Structural Waterproofing** - Sika Hot Melt Structural Waterproofing can be permanently repaired by a Sika Hot Melt Structural Waterproofing trained Contractor. The size of any patch repair should be a minimum of 500mm x 500mm and sufficiently large to ensure that a minimum over carry of 150mm is achieved. Any area of repair must have the access layer removed to reveal the raw hot melt prior to attempting a repair, in order to provide a sound termination, before replacement access layer is installed.

## **Refurbishment**

**Sika Liquid Applied Membranes** - Sika Liquid Applied roofing systems will normally last beyond their initial design lives. They may have their durability extended by the application of additional coatings and a suitable specification can be supplied on request. This method of roof refurbishment is significantly more cost effective than conventional alternatives and will enable further long-term cost savings to be made. If the topcoat was previously applied in a different colour to the underlying coat, **this will serve as a guide to the need for re-coating - i.e. the coating underneath will begin to show through when the topcoat wears thin.**

# Guarantee Certificate Document - GR-02773

Final Audit Report

2026-01-21

Created:	2026-01-21
By:	Sally Ashcroft (ashcroft.sally@uk.sika.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAXPAgUSA6zclwpgfpWJpyCDSM4CObnD

## "Guarantee Certificate Document - GR-02773" History

-  Document created by Sally Ashcroft (ashcroft.sally@uk.sika.com)  
2026-01-21 - 2:49:43 PM GMT- IP address: 145.224.198.255
-  Document emailed to aldred.richard@uk.sika.com for signature  
2026-01-21 - 2:49:47 PM GMT
-  Email viewed by aldred.richard@uk.sika.com  
2026-01-21 - 2:58:40 PM GMT- IP address: 194.74.67.211
-  Signer aldred.richard@uk.sika.com entered name at signing as Richard Aldred  
2026-01-21 - 2:58:58 PM GMT- IP address: 194.74.67.211
-  Document e-signed by Richard Aldred (aldred.richard@uk.sika.com)  
Signature Date: 2026-01-21 - 2:59:00 PM GMT - Time Source: server- IP address: 194.74.67.211
-  Agreement completed.  
2026-01-21 - 2:59:00 PM GMT