



# Home Report

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## **SHEPHERD**

**CHARTERED SURVEYORS**

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Residential | Commercial | Property & Construction



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# Scottish Single Survey



# Single Survey

survey report on:

Property address	2/1 81 Curle Street Glasgow G14 0RR
Customer	J Stafford
Customer address	2/1 81 Curle Street Glasgow G14 0RR
Prepared by	Shepherd Chartered Surveyors
Date of inspection	04/03/2025



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## 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 Seller's Agent or relative to the property, they will be obliged to indicate this by marking the adjacent box.

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

### 1.2 THE REPORT

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

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.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

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
- 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.

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

**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

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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 etc. will not be inspected or reported on.

<b>Description</b>	The subject property comprises a purpose built, second floor flat located within a five storey apartment block containing ten flats in total.
<b>Accommodation</b>	Second Floor: Entrance Hallway, Lounge/Kitchen, Master Bedroom with Ensuite Shower Room, 1 Further Bedroom and Bathroom with WC.
<b>Gross internal floor area (m<sup>2</sup>)</b>	69m <sup>2</sup> or thereby.
<b>Neighbourhood and location</b>	<p>The subjects are located within the Whiteinch district of Glasgow where surrounding properties vary in age and character.</p> <p>Adequate local shopping, educational and transport facilities are available.</p>
<b>Age</b>	Believed to be constructed circa 2008.
<b>Weather</b>	Overcast and dry.
<b>Chimney stacks</b>	None.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof is believed to be flat in nature overlaid with a profile metal material or similar. From ground floor no view of the roof coverings was possible due to affordable sight lines.</p> <p>There is a flat roof section to the communal entrance which is presumed to be overlaid in a felt or similar material.</p> <p>There are no roof voids pertaining to the building.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater goods serving the subjects were seen to be formed in PVC materials.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are understood to be of part modern steel and timber frame construction with a part facing blockwork and part rendered finish.</p>

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<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The subjects are accessed by way of timber glazed secure entry doors on the front and rear elevations.</p> <p>Windows within the property are of uPVC double glazed design.</p> <p>There is a further PVC glazed door located off of the living room apartment which acts as a Juliet balcony.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>External decorations incorporate stained finishes.</p>
<b>Conservatories / porches</b>	N/A
<b>Communal areas</b>	<p><b>Circulation areas visually inspected.</b></p> <p>The subjects are served by way of a communal stairwell which provides access to all levels.</p> <p>There is also lift access pertaining to the block. Properties with lift access can often incur a higher degree of maintenance and cost.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>There is a parking garage located within the basement of the block.</p> <p>It is our understanding, the subject property benefits from an allocated parking space. Confirmation of the allocation of parking rights can be found via the Title Deeds.</p>
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>There are communal garden grounds. Confirmation of the separation of garden grounds can be found via the Title Deeds.</p>

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<b>Ceilings</b>	<b>Visually inspected from floor level.</b>  Ceilings within the property are of plaster and plasterboard materials.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>  Internal walls are of plaster and plasterboard materials.
<b>Floors including sub floors</b>	Flooring within the property is believed to be a combination of solid concrete and suspended timber construction. Fitted floor coverings were noted throughout which restricted the scope of inspection.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b>  <b>Kitchen units were visually inspected excluding appliances.</b>  Internal joinery incorporates timber skirtings and door facings together with internal pass doors of timber construction.  The kitchen facility incorporates fitted units providing adequate storage.
<b>Chimney breasts and fireplaces</b>	N/A
<b>Internal decorations</b>	<b>Visually inspected.</b>  Internal decorations incorporate paint, papered, tiled and lined finishes.
<b>Cellars</b>	N/A
<b>Electricity</b>	<b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b>  Electricity is from the mains supply.  The electrical switchgear is located within the hall cupboard.

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Gas	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Gas is from the mains supply.</p> <p>The gas meter is located within the hall cupboard.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Water is from the mains supply.</p> <p>Water piping, where visible, was run in copper and PVC.</p> <p>The bathroom suite comprises a bath, WC and wash hand basin.</p> <p>The ensuite facility consists of a shower cubicle, WC and wash hand basin.</p>
Heating and hot water	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Domestic heating and hot water is provided by way of a gas fired boiler wall mounted within the kitchen which vents by way of flue externally from the property.</p>
Drainage	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.</p>

<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b>  <b>No tests whatsoever were carried out to the system or appliances.</b>  All Scottish homes require 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 needs 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, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.
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<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>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.</b></p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>The property had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the roof void area due to the nature of roof construction.</p> <p>Flat roof coverings were not inspectable.</p> <p>The cold water rising main was not fully inspectable.</p> <p>No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition.</p>
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## Sectional Diagram showing elements of a typical house



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

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## 2. Condition

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

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



### Structural movement

Repair category	1
Notes	We understand that extensive remedial works were carried out within the blocks. It should be confirmed if works in regards to previous movement have been carried out and appropriate engineer documentation is in place. We assume reports will be forthcoming and that works in relation to movement have been carried out. Confirmation would be prudent.



### Dampness, rot and infestation

Repair category	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.




### Chimney stacks


Repair category	N/A
Notes	N/A




### Roofing including roof space

Repair category	1
Notes	<p>No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.</p> <p>There is a flat roof pertaining to the building. It should be appreciated that this type of covering can have a limited life span and will require a higher than normal degree of ongoing maintenance and eventual replacement. It may be prudent to confirm the service history of the roof covering.</p>

 Rainwater fittings	
Repair category	1
Notes	<p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>

 Main walls	
Repair category	2
Notes	<p>Some localised staining and cracking was noted to the main walls and future and ongoing maintenance should be anticipated.</p> <p>Weathering was also noted to sections of the steel frame pillars sighted at the basement level.</p> <p>The subjects are situated in a building where part and/or the entire structure contains elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report in the form of an EWS1 has been commissioned citing a category A1 rating. Our valuation assumes that a satisfactory EWS1 form will be forthcoming which will be acceptable to both the purchaser and the purchaser's lender.</p>

 Windows, external doors and joinery	
Repair category	1
Notes	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>Notwithstanding the above, seals pertaining to the window unit/door within the living room are beginning to split and future repairs may be required in this regard.</p>

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## External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.



## Conservatories/porches

Repair category	N/A
Notes	N/A



## Communal areas

Repair category	1
Notes	Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.



## Garages and permanent outbuildings

Repair category	2
Notes	<p>Normal maintenance will be required to the garage/outbuildings.</p> <p>Rusting noted to metal supports within the sub floor garage. This appears to be due to open sections to elements. Ongoing monitoring and maintenance should be envisaged and checks should be made to ensure they are free from defect.</p> <p>We understand that extensive remedial works were carried out to the block. It should be confirmed if works in regards to several sections with the subfloor garage have been carried out and appropriate documentation is in place. We assume reports will be forthcoming and that works have been carried out. Confirmation would be prudent.</p>



## Outside areas and boundaries

Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.

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## Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Internal walls

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Floors including sub-floors

Repair category	1
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>Notwithstanding the above, some localised loose and uneven flooring was noted. These areas should be monitored to reduce the risk of future defect.</p>



## Internal joinery and kitchen fittings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Chimney breasts and fireplaces

Repair category	N/A
Notes	N/A



## Internal decorations

Repair category	1
Notes	The property is in reasonable decorative order.



## Cellars

Repair category	N/A
Notes	N/A



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## Electricity

Repair category	2
Notes	<p>Aspects of the electrical installation are original and the system should be checked as a precaution by a registered electrician and upgraded if necessary.</p> <p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>



## Gas

Repair category	1
Notes	<p>In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.</p>



## Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>The cold water rising main was not fully inspectable.</p> <p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p> <p>Due to the internal formation of the bathroom and ensuite shower facility, it is assumed that the ventilation system has been correctly installed and maintained.</p>

# Single Survey



## Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



## Drainage

Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.



# Single Survey

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

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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 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 coin-operated 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?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

## 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 reinstatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.

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

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

The subjects are situated in a building where part and/or the entire structure contains elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report in the form of an EWS1 has been commissioned citing a category A1 rating. Our valuation assumes that a satisfactory EWS1 form will be forthcoming which will be acceptable to both the purchaser and the purchaser's lender.

It is understood that a comprehensive repair program has been undertaken to the block in the recent past and all documentation for this, where available, should be obtained.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £200,000 (TWO HUNDRED THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

# Single Survey

## Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £135,000 (ONE HUNDRED AND THIRTY FIVE THOUSAND POUNDS STERLING).

<b>Signed</b>	<i>Antony Burns</i> Electronically signed :- 11/03/2025 11:33
<b>Report author</b>	Antony Burns
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	31 Byres Road Glasgow G11 5RD
<b>Date of report</b>	04/03/2025

# Mortgage Valuation Report



## Property Address

Address 2/1, 81 Curle Street, Glasgow, G14 0RR  
Seller's Name J Stafford  
Date of Inspection 04/03/2025

## Property Details

Property Type ☐ House ☐ Bungalow ☐ Purpose built maisonette ☐ Converted maisonette  
☒ Purpose built flat ☐ Converted flat ☐ Tenement flat ☐ Flat over non-residential use  
☐ Other (specify in General Remarks)

Property Style ☐ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace  
☐ Back to back ☐ High rise block ☒ Low rise block ☐ Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police? ☐ Yes ☒ No

Flats/Maisonettes only Floor(s) on which located  No. of floors in block  Lift provided? ☒ Yes ☐ No  
No. of units in block

Approximate Year of Construction

## Tenure

☒ Absolute Ownership ☐ Other

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)  
Residential Element (greater than 40%) ☒ Yes ☐ No

## Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☒ Parking space ☐ No garage / garage space / parking space

Available on site? ☒ Yes ☐ No

Permanent outbuildings:

None.

# Mortgage Valuation Report

## Construction

Walls ☐ Brick ☐ Stone ☐ Concrete ☐ Timber frame ☒ Other (specify in General Remarks)  
Roof ☐ Tile ☐ Slate ☐ Asphalt ☐ Felt ☒ Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No

If Yes to any of the above, provide details in General Remarks.

## Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None  
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None  
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating and any non mains services:

Gas fired boiler to radiators.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

☐ Rights of way ☒ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections  
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

## Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections  
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered? ☐ Yes ☒ No

If Yes provide details in General Remarks.

## Roads

☒ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☐ Adopted ☐ Unadopted

# Mortgage Valuation Report

## General Remarks

### Construction - Other

Walls - The main walls are understood to be of part modern steel and timber frame construction with a part facing blockwork and part rendered finish.

Roof - The roof is believed to be flat in nature overlaid with a profile metal material or similar.

The subject property comprises a purpose built, second floor flat located within a five storey apartment block containing ten flats in total.

The subjects are located within the Whiteinch district of Glasgow where surrounding properties vary in age and character.

Adequate local shopping, educational and transport facilities are available.

The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.

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

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

The subjects are situated in a building where part and/or the entire structure contains elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report in the form of an EWS1 has been commissioned citing a category A1 rating. Our valuation assumes that a satisfactory EWS1 form will be forthcoming which will be acceptable to both the purchaser and the purchaser's lender.

We understand that extensive remedial works were carried out within the blocks. It should be confirmed if works in regards to previous movement have been carried out and appropriate engineer documentation is in place. We assume reports will be forthcoming and that works in relation to movement have been carried out. Confirmation would be prudent.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

# Mortgage Valuation Report

## Valuation

Market value in present condition	£	<input type="text" value="135,000"/>
Market value on completion of essential repairs	£	<input type="text"/>
Insurance reinstatement value	£	<input type="text" value="200,000"/>
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)		
Is a reinspection necessary?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## Declaration

Signed	<i>Antony Burns</i> Electronically signed :- 11/03/2025 11:33
Surveyor's name	Antony Burns
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	31 Byres Road, Glasgow, G11 5RD
Telephone	0141 353 2080
Email Address	glasgow@shepherd.co.uk
Date of Inspection	04/03/2025





# Energy Performance Certificate



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

FLAT 2/1 , 81 CURLE STREET, GLASGOW, G14 0RR

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 04 March 2025  
**Date of certificate:** 11 March 2025  
**Total floor area:** 69 m<sup>2</sup>  
**Primary Energy Indicator:** 91 kWh/m<sup>2</sup>/year

**Reference number:** 0840-1004-5207-0485-3204  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

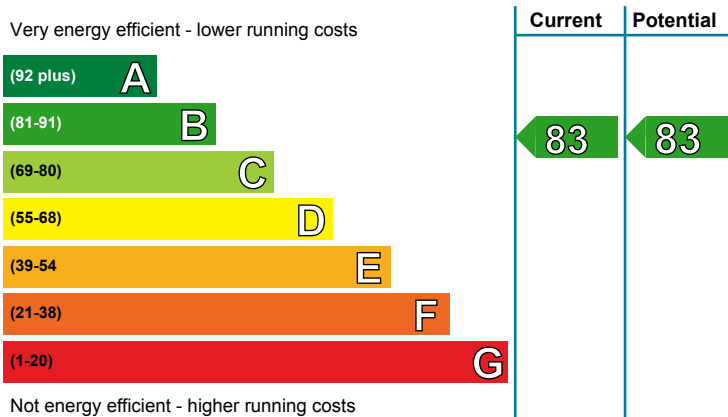
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£1,377

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

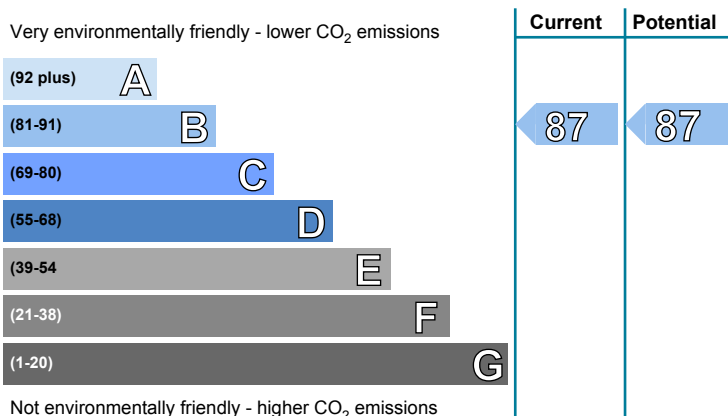


## Energy Efficiency Rating

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 B (83)**. 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 (87)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.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	System built, as built, insulated (assumed)	★★★★★	★★★★★
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

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

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

## The impact of your home on the environment

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

The calculated emissions for your home are 16 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 1.1 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£717 over 3 years	£717 over 3 years	Not applicable
Hot water	£414 over 3 years	£414 over 3 years	
Lighting	£246 over 3 years	£246 over 3 years	
Totals	£1,377	£1,377	

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

None

## 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)	1,333	N/A	N/A	N/A
Water heating (kWh per year)	1,986			

## 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. Antony Burns
Assessor membership number:	EES/023012
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</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).



# Property Questionnaire



# property questionnaire

<b>Property address</b>	<b>2/1 81 Curle Street Glasgow G14 0RR</b>
<b>Seller(s)</b>	<b>J Stafford</b>
<b>Completion date of property questionnaire</b>	<b>10/03/2025</b>

# property questionnaire

## Note for sellers

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

## Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	16 years
2.	Council tax	
	Which Council Tax band is your property in?	C
3.	Parking	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"><li>• Garage <input type="text" value="Yes"/></li><li>• Allocated parking space <input type="text" value="Yes"/></li><li>• Driveway <input type="text" value="No"/></li><li>• Shared parking <input type="text" value="No"/></li><li>• On street <input type="text" value="Yes"/></li><li>• Resident permit <input type="text" value="No"/></li><li>• Metered Parking <input type="text" value="No"/></li><li>• Other (please specify): <input type="text"/></li></ul>	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No



# property questionnaire

5.	<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)?	No
6.	<b>Alterations/additions/extensions</b>	
a.	<p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>	No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>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:</p>	
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
7.	<b>Central heating</b>	
a.	<p>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).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>gas fired radiator</p>	Yes

# property questionnaire

	<b><u>If you have answered yes</u>, please answer the three questions below:</b>		
	i) When was your central heating system or partial central heating system installed?  2009		
	(ii) Do you have a maintenance contract for the central heating system?  <b><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</b>		No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).		
8.	Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old?		Yes
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it?  <b><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</b>		No
b.	Are you aware of the existence of asbestos in your property?  <b><u>If you have answered yes</u>, please give details:</b>		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Yes	not known
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	not known
	Mains drainage	Yes	Local Authority
	Telephone	No	

# property questionnaire

	Cable TV or satellite	No	
	Broadband	No	
b.	Is there a septic tank system at your property?  <u>If you have answered yes, please answer the two questions below:</u> (i) Do you have appropriate consents for the discharge from your septic tank? (ii) Do you have a maintenance contract for your septic tank?  <u>If have answered yes, details of the company with which you have a maintenance contract:</u>	No	
11.	Responsibilities for shared or common areas		
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?  <u>If you have answered yes, please give details:</u>  Garden area maintenance managed by Factor ,costs are incorporated in monthly building charges .	Yes	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  <u>If you have answered yes, please give details:</u>  Incorporated in the factor monthly building maintenance charge	Yes	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No	
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?  <u>If you have answered yes, please give details:</u>	No	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?  <u>If you have answered yes, please give details:</u>	No	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	No	

# property questionnaire

	<b><u>If you have answered yes, please give details:</u></b>	
<b>12.</b>	<b>Charges associated with the property</b>	
<b>a.</b>	<p><b>Is there a factor or property manager for your property?</b></p> <p><b><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></b></p> <p>Factor: 91BC Property Services Ltd Garscadden House 3 Dalsetter Ave Drumchapel Glasgow G15 8TG.          Float charge of £400 held by factor. Building management and maintenance costs are billed monthly, the charge varies depending on the expenditure each month. Annual cost for last 12 months totalled £1417</p>	<b>Yes</b>
<b>b.</b>	<p><b>Is there a common buildings insurance policy?</b></p> <p><b><u>If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?</u></b></p>	<p><b>Yes</b></p> <p><b>Yes</b></p>
<b>c.</b>	<b>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.</b>	
<b>13.</b>	<b>Specialist work</b>	
<b>a.</b>	<p><b>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?</b></p> <p><b><u>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.</u></b></p>	<b>No</b>
<b>b.</b>	<p><b>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>	<b>No</b>
<b>c.</b>	<p><b><u>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</u></b></p> <p><b><u>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.</u></b></p> <p><b>Guarantees are held by:</b></p>	

# property questionnaire

14.	<b>Guarantees</b>	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	Don't know
	(ii) Roofing	Don't know
	(iii) Central heating	Don't know
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	<u>If you have answered 'yes' or 'with title deeds'</u> , please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes</u> , please give details:	No
15.	<b>Boundaries</b>	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?  <u>If you have answered yes</u> , please give details:	No
16.	<b>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?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<u>If you have answered yes to any of a–c above</u> , 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**

**Name(s):** John Stafford

**Date:** 10/03/2025



# Appendices



# Form EWS1: External Wall Fire Review

## Objective

This EWS1 form is a set way for a building owner to confirm to valuers and lenders that an external wall system (EWS) or attachments, such as a balcony, on buildings containing flats has been assessed by a suitable expert for likelihood of proportionate remediation to address fire safety risk.

This EWS1 form is for the external wall system only. It is not a life safety certificate. It should not be taken as confirmation that other works relating to fire safety in other parts of the building are not required.

Where the signatory has been asked to provide the client organisation with a separate report, it reflects the conclusions set out in that report. This form has been prepared for the sole and exclusive use of the client organisation (typically the Building Owner) named below. It is the conclusion of the report (Note 9) that has been provided to the client organisation and has been prepared in accordance with the terms and conditions that have been agreed with that client organisation. It is provided subject to those terms and conditions, including any exclusions and/or limits of liability included therein.

No responsibility is accepted to any third party for the whole or any part of the contents of this form. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the form during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser or borrower who may see or become aware of the form during the process through which they come to purchase or secure a loan against an interest in any part of the Subject Address. Should any third party (e.g. buyer, seller, lender, valuer) wish to rely on this form, they should contact the signatory's organisation.

Any amendments to the wording on this form (except as provided in Note 1) render it invalid.

Client organisation: John Eric Stafford & Patricia Joan Stafford

Subject Address (one form per block)

Block or building name	Street	Town	Postcode (all built)
81	Curle Street	Glasgow	G14 0RR

I confirm that I have used reasonable skill and care to investigate (Note 4) the primary external wall materials (typically insulation, filler materials and cladding) and attachments (including balconies) of the external walls of the above building/block.

Document reference (for internal company reference to assist with version control):

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.



**OPTION A (Note 1) - Where external wall materials are unlikely to support combustion**

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2.
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 5) or better, and cavity barriers are installed to an appropriate standard in relevant locations (Note 6).
- In relation to attachments to the external wall (tick one of the following):
  - ☒ A1 – There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility (Note 5) or better).
  - ☐ A2 – ~~There is an appropriate risk assessment of the attachments confirming that no remedial works are required.~~
  - ☐ A3 – ~~Where neither of the above two options apply, there may be potential costs of remedial works to attachments (Notes 7 and 8).~~

**~~OPTION B (Note 1) – Where combustible materials are present in external wall~~**

~~I confirm that:~~

- ~~• I meet the professional body membership and competence criteria as described in Note 3.~~
- ~~• I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 8) presented by the external wall construction and attachments (tick one of the following):~~
  - ☐ ~~B1 – I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required.~~
  - ☐ ~~B2 – I have concluded that in my view the fire risk (Notes 7 and 8) is sufficiently high that remedial works are required.~~

Name: MR PAUL NELIS

Qualification(s): MIFireE, MIFSM, MIFPO, Tech IOSH, Registered fire risk assessor with the IFE

Organisation: Fire Risk Assessment (Scotland) Ltd

Professional body: Institution of Fire Engineers (IFE)

Membership number: 00020938

Signature:



Document reference (for internal company reference to assist with version control):

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.

Date of form: 21 June 2022

If this is a revision to you/your firm's previous form on this building, please state below. Please note, if the form is intended for revision solely due to administrative purposes (for example, a postcode error on the building or a reissue of the form to a different client), the 'Date of form' remains valid. If however, the rationale for form revision is attributable to a change in rating due to works having been carried out, the 'Date of form' must be amended:

Date of form	Rating provided (A1, A2, A3 or B1, B2)

## Notes

**Note 1** – This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

**Note 2** – For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments, and whether fire resisting cavity barriers and fire stopping measures have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a qualified member of a relevant professional body within the construction industry.

**Note 3** – For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials.

- i** For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution.
- ii** For non-IFE members, the signatory should be a qualified member of a relevant professional body that deals with fire safety and construction products including EWS in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.
- iii** For buildings where the finished floor level of the top floor of the building (excluding stories consisting exclusively of plant rooms) is less than 18m above the lowest adjacent ground level, if not qualified as per sub-clauses i. or ii. above, the signatory should be a qualified member of an **eligible professional body** who has successfully completed the RICS EWS Assessment Training Programme.

Document reference (for internal company reference to assist with version control):  
 3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.

**Note 4** – The investigation into the construction of the building should be in accordance with the guidance given in BSI PAS 9980, which allows for the possibility of mitigation as an acceptable investigation outcome.

**Note 5** – The term 'limited combustibility' is as defined in BS 9991:2015.

**Note 6** – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation, such as BS 9991, or relevant statutory guidance.

**Note 7** – In this situation the signatory should notify the client organisation that the fire risk assessment of the building will need to be reviewed to consider the findings of the external wall survey and identify any interim measures that may be required.

**Note 8** – The definition of fire risk and the assessment of that fire safety risk should be in accordance with the guidance given in BSI PAS 9980.

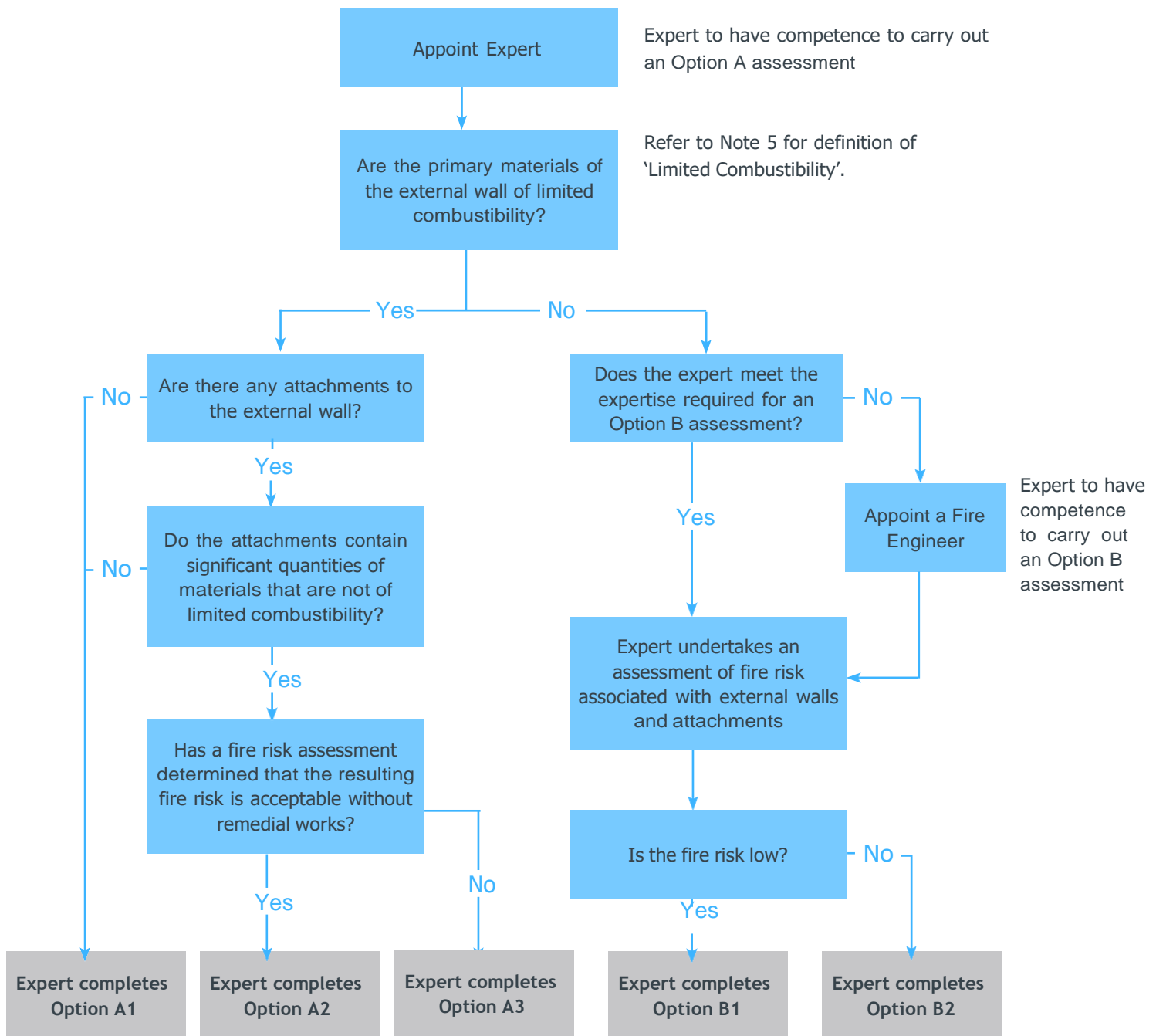
**Note 9** – The signatory should provide their client organisation with a separate report on their investigation in accordance with BSI PAS 9980 to support their statements in this EWS1 Form. That separate report would not normally need to be supplied to the valuer or lender along with this EWS1 Form (unless there are specific issues which may require it).

**Note 10** – This EWS1 Form will need to be reassessed if any significant changes occur to the external wall or attachments of the building, and is valid for up to 5 years from the date of the form as shown on Page 3.

Document reference (for internal company reference to assist with version control):

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using the previous edition remain valid for a period of five years from the date of signature.



Document reference (for internal company reference to assist with version control):

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using the previous edition remain valid for a period of five years from the date of signature.



**WISEMAN ASSOCIATES LTD**  
Chartered Building Surveyors

24<sup>th</sup> March 2021

Our ref: GD/lb/3441

Euan Fowles  
Redpath Bruce  
Crown House  
152 West Regent Street  
Glasgow  
G2 2RQ

Dear Euan

**FABRIC REPAIRS**  
**81-95 CURLE STREET & 27 JORDAN STREET, GLASGOW**

We refer to the above contract and confirm that all items have now been taken to completion to the satisfaction of the undersigned allowing final account documentation to be circulated.

We enclose the following documentation:

- Final account together with footnotes
- Explanation on final account document
- Penultimate Certificate for Payment
- Contractor's Penultimate Invoice
- Final invoice from WA Ltd
- 2.no from CVDP in connection with principal designer duties
- 1.no invoice from Redpath Bruce for property management fee
- Certificate of Practical Completion

Cont'd...



**Greig Douglas BSc (Hons) MRICS – Director**  
**Douglas House, 9 Parkhall Street, East Kilbride, G74 4JT**  
**Telephone: 01355 233499 Email : [greigdouglas@wisemanassociates.co.uk](mailto:greigdouglas@wisemanassociates.co.uk)**



Monies have originally been ingathered for this project on the basis of item 4.03 of our tender analysis highlighting a bottom line figure of £318,367.90, inclusive of VAT, professional fees and contingencies.

We confirm that the costs for this now completed project are as follows:

Cairn Building Solutions Ltd final account	£230,902.20
--	-------------

Professional Fees & Further Incurred Costs

Contract Administration (10% of contract value)	£23,090.22	
CVDP invoices in connection with principal designer duties	£1,595.00	
Redpath Bruce (property management fees 1%)	£2,309.02	£26,994.24
		£257,896.44
VAT @ 20%		£51,579.29
		£309,475.73

You will note that the project has come in slightly below budget and there will be a requirement for Redpath Bruce to satisfy themselves that all invoices have been settled before corresponding with owners in relation to any surplus funds.

We confirm having issued a copy of all final account documentation (including explanatory notes document) together with this letter and Certificate of Practical Completion to the owners for their information and retention.

As highlighted in the penultimate certificate there is a retention of 2.5% which will be retained throughout the defects liability period stipulated in the contract documents as 12 months and highlighted in the certificate of practical completion as expiring on the 19<sup>th</sup> March 2022. This is the date 12 months from when Wiseman Associates Ltd deemed the contract to effectively be complete. At expiry of the defects liability period a further inspection will be completed via Wiseman Associates Ltd and should all of the works carried out through this contract be found to be in good order a making good defects certificate and a final certificate for payment will be raised allowing for release of final retention monies.

Works during the project evolved but we are delighted that the property has now been returned to what we consider to be a maintainable condition and would urge owners to continue with routine maintenance particularly to the landscaped areas at both front and rear ensuring these are left well maintained and as clear of rubbish etc as much as possible.

Cont'd...



During final negotiation with the main contractor we agreed for Preliminaries to be deleted to ensure we stayed on budget. Additional top up of stones completed after finalising of account, work to perimeter of lift shafts from within car park area, 2.no separate bulk uplifts door thresholds and removal of materials and debris not resulting from works were also in agreement with WA left out of the account.

Due to Glasgow City Council having been involved in missing shares for this project they have also been copied in with correspondence.

We would like to thank all owners for their continued cooperation throughout the project and hope that similar to Wiseman Associates Ltd owners deem the completed contract to have been a success.

Yours sincerely

*Greig Douglas*

**Greig Douglas BSc (Hons) MRICS**

**WISEMAN ASSOCIATES LTD**

Encs

Copy: GCC, Owners, CVDP



**FABRIC REPAIRS**  
**81-95 CURLE STREET & 27 JORDAN STREET, GLASGOW**

**FINAL ACCOUNT**

		Approved Costs	Valuation 1	Valuation 2	Valuation 3	Final Account
<b>1.0</b>	<b>Preliminaries</b>	£ 10,000.00				
	<b>General</b>					
	1 Scaffolding, staging, ladders, harps, propping, shoring etc	£ 77,585.00	£ 38,792.50	£ 44,500.00	£ 75,000.00	£ 77,585.00
	2 Local authority approvals	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00
	3 Plant hire, equipment, hoists, skips etc	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00
	4 Protection of premises	£ -				
	5 Safe access to property	£ -				
	6 Damage of property when delivering materials to site	£ -				
	7 Adherence to health & safety regulations	£ -				
	8 Protection of scaffold	£ 250.00		£ 250.00	£ 250.00	£ 250.00
	9 Professional clean to all windows	£ 1,600.00				
<b>2.0</b>	<b>Roofing Works</b>					
	1 Removal of timbers to extreme east of roof	£ 50.00			£ 50.00	£ 50.00
	2 Prov sum for making good area stripped out above	£ 600.00			£ -	£ -
	3 Supply and fit 18mm exterior quality plywood to area noted above	£ 330.00			£ 330.00	£ 330.00
	4 Supply and fit lead underlay on top of plywood gutter boards	£ 50.00			£ -	£ -
	5 Supply and fix code 6 lead at area referred to above	£ 1,925.00			£ 7,150.00	£ 7,150.00
	6 Prov sum for completing ranging exercise to roof areas	£ 2,000.00			£ -	£ -
	7 Supply and fit new cowl to pipes penetrating roof surface	£ 780.00			£ 780.00	£ 780.00
	8 Allow for applying liquid plastics repair system to perimeter of pipe penetrations	£ 570.00			£ -	£ -
	9 Allow for introduction of new safety line	£ 5,500.00			£ 5,500.00	£ 5,500.00



3.0	Facade Repairs								
3.1	Jordan Street & Curle Street Elevations								
	1 Allow for power washing roofs to all entranceways (5.no)	£	100.00	£	100.00	£	100.00	£	100.00
	2 Allow for fitting new felt above all 5.no entrance arrangements	£	455.00			£	455.00	£	455.00
	3 Allow for clean down of perimeter fascias to entrance arrangements	£	100.00	£	100.00	£	100.00	£	100.00
	4 Allow for raking out pointing materials to joints and beds of stonework	£	1,600.00			£	-	£	-
	5 Prov sum for new detail at extreme RHS capping piece	£	250.00			£	-	£	-
	6 Allow for power washing rendered elevations	£	3,850.00	£	3,850.00	£	4,840.00	£	-
	7 Allow for repair of cracks to render	£	1,200.00	£	900.00	£	900.00	£	900.00
	8 Allow for application of primer to all rendered walls	£	1,540.00	£	1,540.00	£	1,936.00	£	1,672.00
	9 Allow for application of 2.no coats Revital Colour AG	£	15,400.00	£	15,400.00	£	19,360.00	£	16,720.00
	10 Allow for thorough preparation and redecoration with masonry paint to all sills	£	3,400.00	£	2,000.00	£	3,400.00	£	3,400.00
	11 Prov sum for completing joinery repairs to entrance doors, thresholds, frames	£	500.00			£	-	£	-
	12 Completing preparation to glazed door, side panels, glazing and staining	£	475.00	£	475.00	£	475.00	£	475.00
3.2	East Gable								
	1 Allow for removal of steel structure	£	7,000.00			£	-	£	-
	2 Prov sum for making good to gable wall	£	2,500.00			£	-	£	-
	3 Allow for introduction of exterior quality ply at front and rear elevations	£	720.00	£	720.00	£	720.00	£	720.00
	4 Allow for capping of area above	£	2,040.00	£	2,640.00	£	2,640.00	£	2,640.00
	5 Allow for power washing of low level wall section	£	220.00			£	220.00	£	220.00
3.3	Rear Elevations (inc south gable)								
	1 Allow for raking out localised pointing materials to joints and beds of stonework	£	500.00			£	-	£	-
	2 Allow for power washing rendered elevations	£	3,500.00	£	5,825.00	£	5,125.00	£	5,125.00
	3 Allow for repair of cracks to cast areas	£	600.00	£	400.00	£	400.00	£	400.00
	4 Allow for application of primer to all rendered walls	£	1,400.00	£	2,330.00	£	2,050.00	£	2,050.00
	5 Allow for application of 2.no coats Revital Colour AG	£	14,000.00	£	23,300.00	£	20,500.00	£	20,500.00
	6 Redecoration with approved masonry paint to all sills to 2.no elevations	£	1,600.00	£	800.00	£	1,600.00	£	1,600.00
	7 Allow for removal of displaced sections of sill below ground floor windows	£	50.00						
	8 Allow for reinstatement of sills	£	875.00						
	9 Prov sum for completing further repairs to low level areas of elevations	£	3,000.00						
	10 Allow for completing thorough preparation to rear door	£	375.00	£	375.00	£	375.00	£	375.00

4.0	<b>External Ground Works to Front Elevations</b>									
	1	Allow for supplying and laying dense binder course bitmac	£	11,400.00	£	11,400.00	£	11,400.00	£	11,400.00
	2	Allow for raking out existing stone chips	£	750.00					£	-
	3	Allow for introduction of heavy duty metal aco drainage channels to front elevation	£	5,460.00					£	-
	4	Allow for preparation works	£	5,250.00					£	-
	5	Allow for carrying out pot hole repairs to Curle Street	£	625.00					£	-
5.0	<b>External Ground Works to Rear Elevations</b>									
	1	Allow for raking out existing stone chips	£	400.00					£	-
	2	Allow for introduction of heavy duty metal aco channels to rear elevation	£	5,110.00					£	-
	3	Allow for preparation works	£	2,800.00					£	-
	4	Allow for removal of existing fence	£	120.00					£	120.00
	5	Allow for fitting new metal fence	£	1,070.00					£	1,070.00
	6	Allow for introduction of additional kerb to east and make good of monoblock	£	200.00					£	-
	7	Allow for removal of chips to perimeter of vents to car park area	£	375.00					£	-
	8	Allow for introduction of pre-cast concrete kerb	£	1,740.00					£	-
	9	Allow for introduction of perforated land drain pipe	£	350.00					£	-
	10	Allow for infilling channel above with clean gravel	£	840.00					£	-
	11	Prov sum for completing works to sink existing field/land drains	£	5,000.00					£	-
	<b>Additional Works</b>									
	1	Hand wash 234.no window and frames to date	£	1,200.00	£	2,808.00	£	2,808.00	£	2,808.00
	2	Hand wash 55.no window / door arrangement to date			£	825.00	£	825.00	£	825.00
	3	Supply and fit 23.no flue gaskets to date	£	690.00	£	690.00	£	690.00	£	690.00
	4	Wash down 402m² cladding and 203 lin.m of soffit/fascia	£	1,840.00	£	4,020.00	£	5,035.00	£	5,035.00
	5	Silicone sealant to 100.no windows	£	1,855.00	£	3,500.00	£	3,500.00	£	3,500.00
	6	Upvc surrounds to 18.no windows	£	1,350.00	£	1,350.00	£	1,350.00	£	1,350.00
	7	Decoration of 16.no RWP's	£	1,400.00	£	3,200.00	£	3,200.00	£	3,200.00
	8	Clean gutters	£	400.00	£	850.00	£	-	£	-
	9	Liquid plastics coating to 5.no roofs to date	£	1,375.00	£	1,375.00	£	1,375.00	£	1,375.00
	10	Redecoration of 55.no metal grilles to date	£	4,125.00	£	4,125.00	£	4,125.00	£	4,125.00
	11	Allow for alterations to drain covers to accommodate new tarmac								
	12	Aluminium flashing full length above pend to prevent issues below and to unseen structure							£	850.00
	13	Aluminium capping to west eaves detail							£	700.00
									£	415.00

14	Scaffold extras										£	6,919.00		
15	Revised ground works to front and rear as per attached email 18.11.20										£	14,644.00		
16	Basement drainage works as per attached email 20.11.20										£	8,444.00		
17	Sill works to rear as per breakdown										£	3,736.20		
18	Masonry painting to east gable to cover graffiti										£	560.00		
19	Temporary lighting for security to scaffolds throughout										£	1,595.00		
	Total				£	215,980.00	£	44,792.50	£	88,975.00	£	195,924.00	£	230,902.20

Notes

- <sup>1</sup> Full encapsulation in a manufactured powder coated pressed aluminium profiled cope / capping
- <sup>2</sup> Re-measured with WA at 968m<sup>2</sup>
- <sup>3</sup> Increased to reflect works completed with new capping extending beyond where originally envisaged
- <sup>4</sup> Re-measured with WA at 1265m<sup>2</sup>
- <sup>5</sup> Angle irons fitted to perimeter of all car park vents

Wiseman Associates Ltd  
Chartered Building Surveyors  
Douglas House  
9 Parkhall Street  
East Kilbride, G74 4JT

# Certificate of practical completion



Employer/address

Co-Proprietors 81-95 Curle St & 27 Jordan St  
Glasgow

Site address

81-95 Curle St & 27 Jordan St  
Glasgow

Description of work

Fabric Repairs

Job reference

BS WA 3441

Contract date

02.03.20

Issue date

24.03.21

Completion Serial No

3441.21.WA

Notes

The issue of this certificate places upon the Contractor/  
Sub-contractor certain obligations to make good defects  
both throughout and at the end of the Defects Liability  
Period.

It will also result in a reduction of retention monies in the  
calculation of the next interim Certificate for Payment.

Date of Practical Completion/Partial Possession (see note 1)

19.03.21

Expiry date of Defects Liability Period (see note 2)

19.03.22

Contractor/Sub-Contractor/Address (see note 1)  
Cairn Building Solutions Ltd  
Red Tree Magenta  
270 Glasgow Road  
Glasgow, G73 1UZ

I/We certify that under the terms of the contract

Practical Completion/Partial Possession (see note 1) occurred and that the defects  
liability period will expire on the dates stated above.

In the event of Partial Possession only, I/We estimate that for the purposes of  
apportionment of liquidated damages, but no other, the approximate total value of  
the said part is

Signature of Chartered Surveyor ~~Supervising Officer~~

- |  |  |                          |
|--|--|--------------------------|
| <input checked="" type="checkbox"/> Contractor | <input type="checkbox"/> Quantity Surveyor | <input type="checkbox"/> |
| <input type="checkbox"/> Sub-contractor        | <input type="checkbox"/> Clerk of Works    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Employer   | <input checked="" type="checkbox"/> File   | <input type="checkbox"/> |

NOTES :

1. Delete as appropriate.

2. When this form is utilised in conjunction with the  
Sectional Completion Supplement then specific  
reference to that section should be made.



Home Report  
Valuation Report  
Executory Valuation  
Tax Valuations  
Separation Valuation  
Private Sale Valuation  
New Build & Plot Valuation  
Insurance Reinstatement Valuation  
Portfolio Valuation  
Rental Valuation  
Drive By & Desktop Valuation  
Energy Performance Certificate (EPC)  
Level Two Survey & Valuation Report  
Level Two Condition Report  
Expert Witness Report



Commercial Valuation  
Commercial Agency  
Acquisitions Consultancy  
Commercial Lease Advisory  
Rent Reviews  
Asset Management  
Development Appraisals & Consultancy  
Auctions  
Property Management  
Professional Services  
Licensed Trade & Leisure  
Expert Witness Report  
Rating  
Property Investment  
Public Sector



Quantity Surveying  
Building Surveying  
Project Management  
Dispute Resolution Support Services  
Principal Designer  
Clerk of Works  
Commercial EPC  
Health & Safety Management  
Employer's Agent  
Energy Consultancy  
Housing Partnerships  
Housing Consultancy  
Development Monitoring  
Mediation Services

#### Aberdeen

△△△ 01224 202800

#### Ayr

△△ 01292 267987

#### Bearsden

△△ 0141 611 1500

#### Belfast

△ 02890 912975

#### Birmingham

△ 0121 270 2266

#### Coatbridge

△△ 01236 436561

#### Cumbernauld

△△ 01236 780000

#### Dalkeith

△△ 0131 663 2780

#### Dumbarton

△△ 01389 731682

#### Dumfries

△△△ 01387 264333

#### Dundee

△△ 01382 200454  
△ 01382 220699

#### Dunfermline

△△ 01383 722337  
△ 01383 731841

#### East Kilbride

△△ 01355 229317

#### Edinburgh

△△ 0131 2251234  
△ 0131 557 9300

#### Elgin

△△ 01343 553939

#### Falkirk

△△ 01324 635 999

#### Fraserburgh

△△ 01346 517456

#### Galashiels

△△ 01896 750150

#### Glasgow

△△△ 0141 331 2807

#### Glasgow South

△△ 0141 649 8020

#### Glasgow West End

△△ 0141 353 2080

#### Greenock

△△ 01475 730717

#### Hamilton

△△ 01698 891400

#### Inverness

△△△ 01463 712239

#### Kilmarnock

△△ 01563 520318

#### Kirkcaldy

△△ 01592 205442

#### Lanark

△△ 01555 663058

#### Leeds

△ 0113 322 5069

#### Livingston

△△ 01506 416777

#### London

△△ 02033 761 236

#### Montrose

△△ 01674 676768

#### Musselburgh

△△ 0131 653 3456

#### Oban

△△ 01631 707 800

#### Paisley

△△ 0141 889 8334

#### Perth

△△ 01738 638188  
△ 01738 631631

#### Peterhead

△△ 01779 470766

#### St Andrews

△△ 01334 477773  
△ 01334 476469

#### Saltcoats

△△ 01294 464228

#### Stirling

△△ 01786 450438  
△ 01786 474476