

GRAHAM + SIBBALD

Delivering More. Caring More.

Home Report

0/1 18 Woodcroft Avenue
Glasgow G11 7HX

Date of Valuation: 01/06/2026

**UK Chartered Surveyors
and Property Consultants**

g-s.co.uk

Single Survey

Survey report on:

Property Address	0/1 18 Woodcroft Avenue Glasgow G11 7HX
Customer	Chris Johnston
Prepared by	Graham + Sibbald Property Consultants Limited
Date of Inspection	01/06/2026

GRAHAM + SIBBALD

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.

Description	The property under report comprises a purpose built ground floor flat positioned within a traditional four storey tenement which contains eight flats in all. The building is entered via a communal close without lift access.
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Accommodation	This may be summarised as follows:- All on one level - Entrance hallway, bedroom one, living room, internal kitchen, bedroom two with cupboard off and bathroom.
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Gross Internal Floor Area (m²)	77 sq.m or thereby
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Neighbourhood and Location	The subject property is situated within an established residential location within Broomhill, West of Glasgow city centre. Nearby and surrounding properties are of mixed age, type and character. Local amenities and transport routes can be found within a reasonable distance of the property.
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Age (Year Built)	Built Circa 1900
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Weather	It was dry and overcast at the time of our inspection.
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Chimney Stacks	<p>Where visible, the chimney stacks were seen to be of stone construction with pointed stone external finishes and rendered masonry construction. Associated flashings are assumed to be formed in lead or a similar type material.</p> <p>Visually inspected with the aid of binoculars where appropriate.</p>
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Roofing including Roof Space	<p>The roof is of pitched design clad with concrete interlocking tiles. There are flat sections of roof over the bay window projections which are assumed to be lined in lead or a similar type material. The roof incorporates a glazed section over the common stair well. No sight of the roof coverings was possible from the rear elevation due to the height of the building and site constraints. Visibility to the front elevation was restricted due to mature trees. No roof void inspection was possible as the hatch within the communal close was secured by a padlock at the time of inspection. The roof structure is assumed to be of conventional timber framed design with timber sarking boards. It will be appreciated that we are unable to comment on any concealed or inaccessible areas.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p>
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Rainwater Fittings	<p>The gutters and downpipes are a combination of cast iron construction and uPVC construction.</p> <p>Visually inspected with the aid of binoculars where appropriate.</p>
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Main Walls	<p>The main walls are of solid sandstone construction with pointed stone external finishes.</p> <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p>
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Windows, External Doors and Joinery	<p>The front door to the property is of timber construction with a single glazed sections.</p> <p>Windows throughout the property are uPVC framed, double glazed units.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
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External Decorations	<p>Where applicable, the external decorations have a painted finish.</p> <p>Visually inspected.</p>
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Conservatories / Porches	<p>Not applicable.</p>
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Communal Areas	<p>There is a share entrance with stairs providing access to all floor levels via a security door entry door system. The external fabric of the building is believed to be communal, inclusive of the close, stairwell and communal garden grounds to the rear of the property.</p> <p>Circulation areas visually inspected.</p>
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Garages and Permanent Outbuildings	<p>There is a communal bin store of brick construction.</p> <p>Visually inspected.</p>
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Outside Areas and Boundaries	<p>The subject property is understood to benefit from a private garden to the front of the building which is arranged in grass and is suitably bounded by hedging.</p> <p>There is a communal drying area to the rear of the building. This area is arranged in a combination of grass and paving and is suitably bounded by metal fencing. The communal brick bin store is positioned within the communal drying area.</p> <p>The extent of all boundaries should be confirmed with reference to the title deeds.</p> <p>Visually inspected.</p>
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Ceilings	<p>Ceilings are lath and plaster or plasterboard construction.</p> <p>Visually inspected from floor level.</p>
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Internal Walls	<p>Internal walls are a combination of plasterboard, lath and plaster and plastered onto hard with masonry styled partitioning.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
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Floors Including Sub-Floors	<p>Flooring throughout the property is of suspend timber joist construction.</p> <p>At the time of our inspection, the property was occupied and fully furnished with fitted floor covering throughout. No sub floor inspection was possible.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
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Internal Joinery and Kitchen Fittings	<p>The kitchen has been equipped with a range of floor and wall mounted units.</p> <p>Internal doors and skirting boards are formed in timber.</p> <p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p>
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Chimney Breasts and Fireplaces	<p>The kitchen has been equipped with a range of floor and wall mounted units.</p> <p>Internal doors and skirting boards are formed in timber.</p> <p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p>
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Internal Decorations	<p>There is an open fire positioned within the lounge with decorative surroundings. All remaining original fireplaces have been removed and closed over, assumed to be adequately vented.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
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Cellars	Not applicable..
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Electricity	<p>Mains supply connected, with the distribution board being located within the hallway cupboard.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p>
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Gas	<p>Mains supply connected. The gas meter is located within the hallway.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p>
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Water, Plumbing and Bathroom Fittings	<p>Mains supply connected.</p> <p>The bathroom provides a three piece suite comprising mains shower over bath, wc and wash hand basin.</p> <p>Where visible, piping has been formed in copper and uPVC.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>It should be appreciated that concealed areas beneath and around baths could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas.</p> <p>Waterproof seals in sanitary areas should be checked and maintained on a regular basis.</p>
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Heating and Hot Water	<p>Heating is provided from an Ideal Exclusive gas fired boiler which is located within the rear bedroom cupboard. This appears to serve steel panelled radiators throughout. Hot water is provided from the primary heating system. The system is of a type designed to provide instantaneous hot water on demand.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p>
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Drainage	<p>Assumed gravity fed to the Local Authority main sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>
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Fire, Smoke and Burglar Alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>New smoke alarm standards were introduced in Scotland in February 2022 and it is likely that some properties may require additional works to meet these standards. In instances where alarms are in place, no tests whatsoever have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchaser should satisfy themselves as to whether the current system meets with regulations or otherwise.</p>
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Additional limits to Inspection

At the time of our inspection, the property was occupied and fully furnished with fitted floor coverings throughout. Services have not been tested.

Only the subject flat and internal communal areas giving access to the flat were inspected.

No access was obtained to any roof void/roof eaves areas. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.

The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

A restricted inspection was possible only of the roof and chimneys from ground/street level. As previously stated, no sight of the roof coverings was possible from the rear elevation due to the height of the building and

site constraints. Our inspection from the front elevation was restricted due to mature trees. We are unable to comment on any concealed or inaccessible areas.

Due to fitted carpets and floor coverings no detailed inspection was possible of the floor timbers and accordingly we cannot guarantee their soundness or otherwise.

It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a

banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

Our inspection was restricted to the exposed and accessible surface fabric only.

No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or

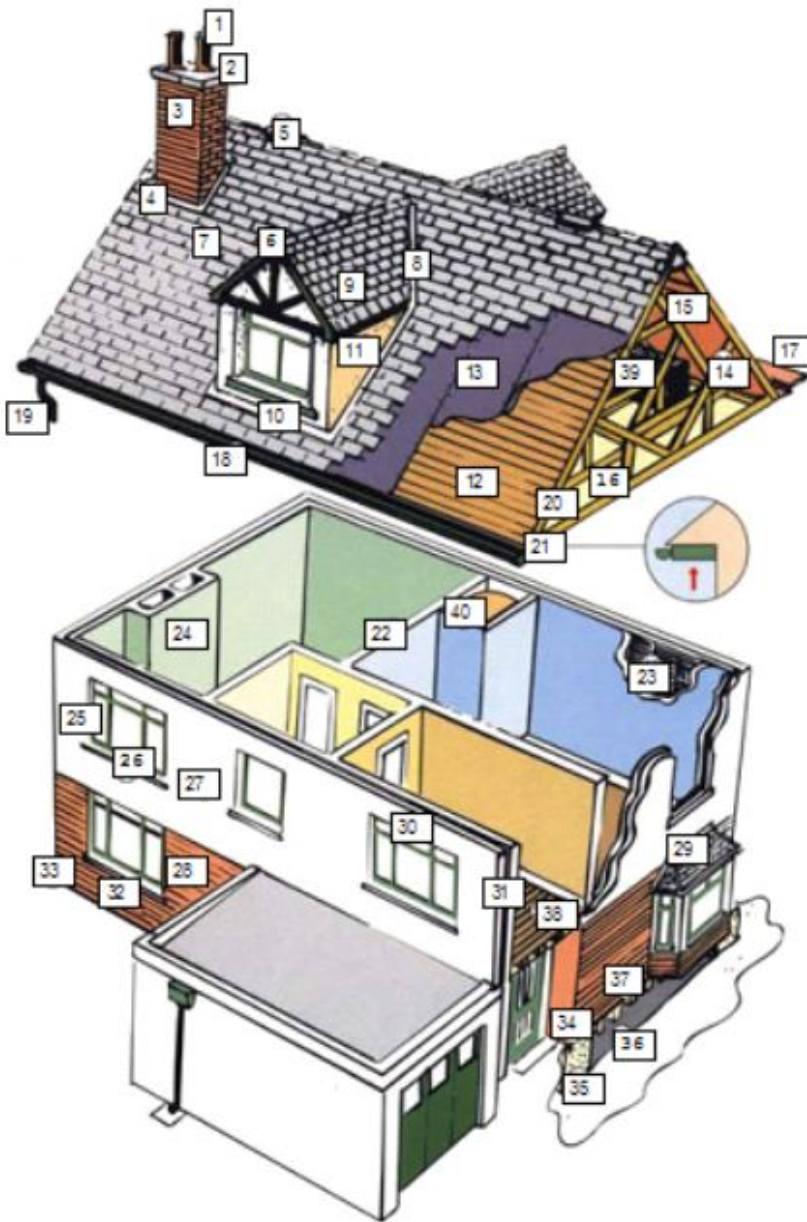
neighbouring properties.

It should be appreciated that the Home Report inspection is a nondisruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that



	<p>time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection.</p>
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Sectional diagram showing elements of a typical house




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

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

2. Condition


This section 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	There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.

	Dampness, Rot and Infestation
Repair Category	2

Notes	<p>At the time of our inspection, high moisture readings were obtained to the internal walls of the rear bedroom and cupboard area. Further high moisture readings were obtained to the floor of the bathroom. We would therefore recommend that the property, inclusive of all sub-floor areas be inspected by a reputable Timber and Damp Specialist, together with providing quotations for all necessary remedial works.</p> <p>During our inspection, it was established that past timber/damp proofing repairs have been carried out within the property by Peter Cox. All specialist reports and guarantees should be obtained, studied and authenticated prior to purchase. Incoming purchasers should make enquiries to ensure that the Guarantees can be appropriately transferred at point of sale.</p> <p>**Since our inspection, Peter Cox has revisited the property to inspect the internal walls of the property, as well as the sub-floor area and has produced two separate reports, one covering the internal walls and one covering the sub-floor area. Copies of all reports and Guarantees are available upon request. We would recommend that incoming purchasers read the contents of these reports and satisfy themselves.</p> <p>Internal walls - No dampness was identified. Peter Cox has stated that the internal walls to the rear of the property are in a curing phase and time will be required to allow for the internal walls to dry out.</p> <p>Sub-floor area - The inspection of the sub floor area established that no further treatment is required. Some staining of the surface floorboard timbers was identified and the source of this has been traced to an ill fitting shower screen where it has been recommended that the rubber seal is replaced. As part of the sub floor inspection, the joists and wall plates were treated in-situ with a fungicidal paste.</p>
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	<h2 style="background-color: #003366; color: white; padding: 5px;">Chimney Stacks</h2>
Repair Category	2
Notes	<p>The chimney stacks have suffered from general weathering with patch repairs evident to sections of the chimney stacks. Attention should be drawn to localised sections of pointing.</p> <p>Chimney stacks can be vulnerable to defect and should be regularly maintained and inspected, including to</p> <p>the flashing details to ensure/maintain water tightness.</p>



Roofing including Roof Space

Repair Category

2

Notes

The roof covering is now of an age where ongoing and regular maintenance will be required and it would be prudent to seek the advice of a roofing contractor to comment on its current condition and expected

lifespan.

The flat sections of roof over the bay window projections have a limited life only and will require regular maintenance and eventual renewal.



Rainwater Fittings

Repair Category

1

Notes

At the time of our inspection there was no evidence of damp staining/water staining on wall surfaces which would indicate leakage. It should be noted that it was not raining at the time of our inspection.



Main Walls

Repair Category

2

Notes

The stonework is weathered in areas and attention is required to pointing. Hairline cracking was visible to localised sections of the stonework. Repairs in this regard should be envisaged as part of an ongoing maintenance

programme.





Windows, External Doors and Joinery


Repair Category


1

Notes	<p>These generally appeared in fair condition consistent with age.</p> <p>Windows can be problematic and over time, the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance/repair will be required as part of an ongoing maintenance programme.</p>
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	External Decorations
Repair Category	1
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in a satisfactory condition.


	Conservatories / Porches
Repair Category	-
Notes	Not applicable


	Communal Areas
Repair Category	1
Notes	Having regard to the age and type of property, the communal areas serving the building appear to be adequately maintained.


	Garages and Permanent Outbuildings
Repair Category	1
Notes	The communal brick bin store generally appears in fair condition consistent with age and usage.



	Outside Areas and Boundaries
Repair Category	1
Notes	The boundaries appear reasonably well defined and are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.

	Ceilings
Repair Category	1
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age. During redecoration, some plaster filling/repair may be required. Lath and plaster ceilings have a limited life only and future repair will be required.

	Internal Walls
Repair Category	1
Notes	See Dampness, Rot and Infestation section regarding previous moisture readings and subsequent specialist investigations. Some minor settlement cracking was noted in areas. During future redecoration, localised plaster filling and repair may be required.

	Floors including Sub-Floors
Repair Category	1
Notes	Areas of off level flooring were noted. At the time of our inspection, high moisture readings were obtained to the surface floor of the bathroom apartment. As covered within the dampness, rot and infestation section, a thorough inspection of the sub-floor area has now been carried out and no further treatment is required.



Internal Joinery and Kitchen Fittings

Repair Category

1

Notes

The kitchen units are of a modern type and appeared in fair condition for their age and purpose.

The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age.



Chimney Breasts and Fireplaces

Repair Category

1

Notes

It is understood that fireplaces within the lounge may not have been used for some time. We would advise a precautionary check of the chimney breasts/flue prior to use.

All remaining original fireplaces have been removed/blocked and we assume adequately vented.



Internal Decorations

Repair Category

1

Notes

The property is generally in fresh decoration throughout.



Cellars

Repair Category

-

Notes


Not applicable.




Electricity





Repair Category	2
Notes	<p>The electrical system is on semi modern/mixed lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC/SELECT registered Electrical Contractor.</p> <p>The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten 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 interest of safety, all gas appliances should be checked by a Gas Safe Registered Engineer.</p> <p>All gas appliances and equipment should regularly be inspected, tested, maintained and serviced by a competent person in line with the manufacturer`s instructions. This is important to make sure the equipment</p> <p>is working correctly and limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases leaking into the air. For more advice, contact the Gas Safe Register.</p>

	Water, Plumbing and Bathroom Fittings
Repair Category	1
Notes	<p>The sanitary fitments are of a modern style and type and appeared in fair order consistent with age and usage.</p> <p>At the time of our inspection, high moisture readings were obtained to the floor of the bathroom apartment (This has been covered under Floors including sub-floors section). As previously stated, it would be prudent to replace the rubber seal at the shower screen to prevent any further leakage. The seller has advised that this work will be carried out prior to the completion of sale.</p> <p>The plumbing and fittings appear of copper/pvc piping where seen and appeared in a serviceable condition but were not tested.</p>



	Heating and Hot Water
Repair Category	1
Notes	A gas fired central heating system has been installed. This will require ongoing and regular servicing.

	Drainage
Repair Category	1
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

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	2
Chimney stacks	2
Roofing including Roof Space	2
Rainwater Fittings	1
Main Walls	2
Windows, External Doors and Joinery	1
External Decorations	1
Conservatories / Porches	-
Communal Areas	1
Garages and Permanent Outbuildings	1
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	1
Internal Decorations	1
Cellars	-
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 is the living accommodation on?	Ground	
2. Are there three steps or fewer to a main entrance to a 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 type="checkbox"/>	No <input checked="" 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 Conveyance 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 cost for insurance purposes.

Matters for a Solicitor or Licensed Conveyancer

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

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

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the Local Authority. It is also assumed that any new access roads, footpaths etc., will be private and will be brought up to adoption standards and liability thereafter will be shared according to use.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

The property is located within a mining area where past underground mineral workings have been undertaken. We would therefore recommend that a mining report be obtained from the Coal Authority to ascertain the proximity of such mine working.

Our valuation assumes that there are no outstanding repairs to the building, or any proposed common repair works that will incur significant charges. You should clarify from your legal advisor the extent of common repair liability. The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

Confirmation should be ascertained that all appropriate Local Authority consents and approvals have been obtained for the internal alterations to form the property in its present layout. It is assumed that all alterations, additions, and/or extensions to the property have received all necessary Town Planning (Planning Permission) and Building Authority (Building Warrants and Completion Certificates) approvals and that documentation for such is available.

Estimated Reinstatement Cost for Insurance Purposes**£350,000**

It is assumed that insurance cover is obtainable on normal terms. The guidance figure is the estimate of costs for reinstating the subjects as at the date of inspection based on information provided by the Building Cost Information Service (BCIS). It is recommended that this figure is kept under regular review to ensure that you have adequate insurance cover. We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than **£350,000** (Three Hundred and Fifty Thousand Pounds Sterling).

Valuation and Market Comments**£250,000**

Market Value assuming vacant possession is **£250,000** (Two Hundred and Fifty Thousand Pounds Sterling).

Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

Report Author

Theo Forrest, MRICS

Address

233 St Vincent Street, Glasgow, G2 5QY

Signed**Name and Qualification**Theo Forrest MRICS
For and on behalf of Graham + Sibbald**Date of Report**

10/6/2026

TERMS AND CONDITIONS OF SINGLE SURVEY

GENERAL

1.1 The Surveyors

The Seller has engaged the Surveyors to provide the 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 Report. 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 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 are required 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. *

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 in the adjacent box.

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

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

1.2 The Report

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

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

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

Prior to the 1st of December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Report 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 Report may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective Purchasers and the Purchaser and their respective professional advisors 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 is prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would be (or, as the case might be, would have been) 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 advisors 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.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following : a) 25% of the valuation or b) £250,000.

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 Report. 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 for Lending Purposes will be prepared from information contained in the Report and the Generic Mortgage Valuation Report.

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

1.6 Intellectual Property

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

1.7 Payment

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports, including replacement home 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 following paragraph of this section.

In the case of cancellation by the Seller, for whatsoever 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.

If our account details change, we will notify these to you by letter or face to face and never by email.

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 the Property should exchange, on the date of valuation, between a willing seller and a willing buyer in an arm's length transaction after proper marketing where 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;
- the "Surveyors" are Graham + Sibbald Property Consultants Limited, a limited company incorporated in Scotland (Registered Number SC837809) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB, of which the Surveyor is an employee, director or member (unless the Surveyor is not an employee, director or member, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report; and

- 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.
- "Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).
- "UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.
- "UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

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 Report of Property 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 affect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the Property is free of any other minor defects.

Throughout the Report the following repair categories will be used to give an overall opinion of the state of repair and condition of the Property:

2.3.1 Category 3:

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

2.3.2 Category 2:

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

2.3.3 Category 1:

No immediate action or repair is needed.

WARNING:

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the Property. This is particularly true during slow market conditions when the effect can be considerable. Parts of the Property which cannot be seen or accessed will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors

2.4 Services

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

2.5 Accessibility

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

2.6 Energy Report

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

2.7 Valuation & Conveyancer Issues

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

"Market Value" is the estimated amount for which a property should exchange on the date of valuation within a willing buyer and willing seller in an arms-length transaction after proper marketing wherein the parties have 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 uninspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

Sellers or prospective Purchasers may consider it prudent to instruct a re-inspection 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.

It is assumed that any relevant Local Authority consents, warrants and completion certificates have been obtained where construction or alteration works have been undertaken.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish Courts will have exclusive jurisdiction to hear such claims.

DATA PROTECTION

Graham + Sibbald and the Client each undertake that:

- (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and
- (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice on their website.

Mortgage Valuation Report for Home Report



Source: G+S Home Report

Seller Name

Reference

1) Property Details

House Name
Number / Ext
Street
Area
Town Postcode

2) Description of property

Property Type House Type Floor number of subject property
Year Built Non Traditional Construction? No. of floors in block
(*Specify under general comments) No. of flats in block

3) Accommodation - give number of:

Receptions Bedrooms Kitchens Bathrooms Total Inside W.C.s No of floors
Other Garage(s) Outbuildings Garden

4) Tenure If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied Tenanted Vacant

If part tenanted, please give details

5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding or mining?

If yes, please clarify

6) Condition of Property

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

If the answer to any of the above questions is Yes, please provide further detail:



7) Services Mains water Mains drainage Electricity Gas Central heating

8) Insurance Reinstatement Value

Total area of all floors measured internally (m²)

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

9) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)

Comment on mortgageability

In our opinion, the property forms suitable security for loan purposes subject to specific lender's criteria which may vary.

Valuation in present condition:

Valuation on completion of any works required under Question 6:

10) General Comments

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

The subjects were found to be in fair order for age and type although ongoing maintenance and repairs will be required to certain elements of the property. Our valuation has reflected the overall condition as apparent at the time of our inspection.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate. Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the Local Authority. It is also assumed that any new access roads, footpaths etc., will be private and will be brought up to adoption standards and liability thereafter will be shared according to use.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

The property is located within a mining area where past underground mineral workings have been undertaken. We would therefore recommend that a mining report be obtained from the Coal Authority to ascertain the proximity of such mine working.

Our valuation assumes that there are no outstanding repairs to the building, or any proposed common repair works that will incur significant charges. You should clarify from your legal advisor the extent of common repair liability. The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

Confirmation should be ascertained that all appropriate Local Authority consents and approvals have been obtained for the internal alterations and extensions to form the property in its present layout. It is assumed that all alterations, additions, and/or extensions to the property have received all necessary Town Planning (Planning Permission) and Building Authority (Building Warrants and Completion Certificates) approvals and that documentation for such is available.

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

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

<p>Signature </p> <p>Valuer name and qualification Theo Forrest MRICS For and on behalf of Graham + Sibbald</p> <p>Date of inspection <input type="text" value="01/06/2026"/></p> <p>Date of report <input type="text" value="10/06/2026"/></p>	<p>Company / Firm Name Graham + Sibbald Property Consultants Limited</p> <p>Office Name <input type="text" value="Glasgow"/></p> <p>Office Addr1 <input type="text" value="233 St Vincent Street"/></p> <p>Office Addr2 <input type="text"/></p> <p>Area <input type="text"/></p> <p>Town <input type="text" value="Glasgow"/></p> <p>Postcode <input type="text" value="G2 5QY"/></p> <p>Tel no <input type="text" value="0141 332 1194"/></p>
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MORTGAGE VALUATION - CONDITIONS OF ENGAGEMENT



In these Terms and Conditions of Engagement, the following expressions shall have the following meanings:

"Agreement" means these Terms and Conditions of Engagement, the Instructions and the confirmation letter issued by Graham + Sibbald.

"Client"/"you"/"your" means the person, firm, company, organisation or other entity engaging Graham + Sibbald to provide the inspection services.

"Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).

"Graham + Sibbald"/"we"/"us"/"our" means Graham + Sibbald Property Consultants Limited, a limited company incorporated in Scotland (Registered Number SC837809) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB.

"Instructions" means the written or verbal instructions by the Client to Graham + Sibbald, which appoint Graham + Sibbald to provide the inspection services.

"Property" means the property identified and described in the Instructions.

"UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.

"UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

A valuation for mortgage is a limited inspection and report produced for building societies, banks and other lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the Property for mortgage purposes and is carried out for this purpose alone. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the Property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the Property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the Property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly, the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the Property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phraseology may differ. Many people rely on the mortgage valuation certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report on the condition of the building.

The definition of 'market value' is the estimated amount for which a Property should exchange on the date of valuation, between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a comparable basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the Property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the Property is free from defect. Defects which are not considered materially to affect the value of the Property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content.

In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoing or onerous restrictions contained within the titles of which we have no knowledge. The surveyor has further assumed that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of Property that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an asbestos register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a register of asbestos and effective management plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation - Global Standards 2017 and incorporating IVSC International Valuation Standards and, unless otherwise stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 10 Charlotte Square, Edinburgh EH2 4DR.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the Client's lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed with you in advance.

We confirm that Graham + Sibbald operates formal procedures to deal with complaints from clients in accordance with By-law 19, Regulation 2.7 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following: a) 25% of the valuation or b) £250,000.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish courts will have exclusive jurisdiction to hear such claims.

Graham + Sibbald and the Client each undertake that: (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice available via our website.

Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 0/1 , 18 WOODCROFT AVENUE, GLASGOW, G11 7HX

Dwelling type: Ground-floor flat
Date of assessment: 01 June 2026
Date of certificate: 10 June 2026
Total floor area: 77 m²
Primary Energy Indicator: 185 kWh/m²/year

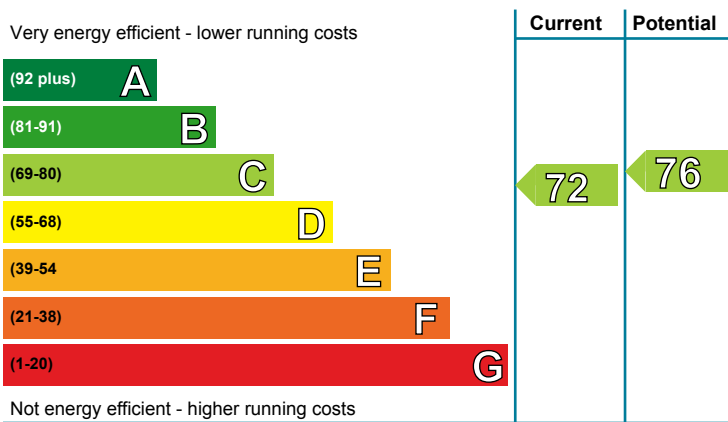
Reference number: 0793-1006-1206-7776-6200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,285	See your recommendations report for more information
Over 3 years you could save*	£603	

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

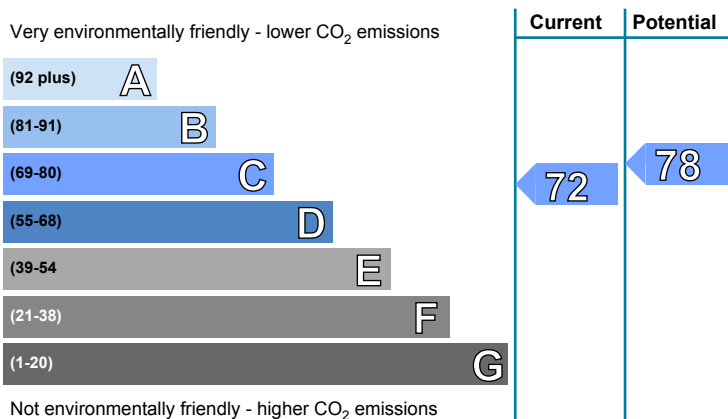


Energy Efficiency Rating

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 C (72)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (72)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£258.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£345.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Below average lighting efficiency	★★★☆☆	★★★☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 34 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.6 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.





Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,523 over 3 years	£1,917 over 3 years	
Hot water	£573 over 3 years	£576 over 3 years	
Lighting	£189 over 3 years	£189 over 3 years	
Totals	£3,285	£2,682	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal wall insulation	£7,500 - £11,000	£86		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£115		

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.



About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Internal wall insulation

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

2 Floor insulation (suspended floor)

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	8,320.32	N/A	N/A	N/A
Water heating (kWh per year)	2,300.04			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Theo Forrest
Assessor membership number:	EES/028046
Company name/trading name:	Graham & Sibbald
Address:	233 St Vincent Street Scotland Glasgow G2 5QY
Phone number:	0141 332 1194
Email address:	glasgow@g-s.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



property questionnaire

Property address	0/1 18 Woodcroft Avenue Glasgow UK G11 7HX
------------------	---

Seller(s)	Chris & Laura Johnston
-----------	------------------------

Completion date of property questionnaire	29/05/2026
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GRAHAM + SIBBALD

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? 8 years 10 months	
2.	Council tax	
	Which Council Tax band is your property in? D	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply)	
	<ul style="list-style-type: none">• Garage• Allocated parking space• Driveway• Shared parking• On street• Resident permit• Metered parking• Other (please specify):	Yes
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.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u> , please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	No
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u> , please answer the three questions below:	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?	
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
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>Combination Boiler</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	Yes
	(i) When was your central heating system or partial central heating system installed? 2018	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	No
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	No
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No

property questionnaire

10.	Services																										
a. Please tick which services are connected to your property and give details of the supplier:																											
<table border="1"> <thead> <tr> <th data-bbox="180 338 359 405">Services</th> <th data-bbox="359 338 874 405">Connected</th> <th data-bbox="874 338 1497 405">Supplier</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 405 359 568">Gas or liquid petroleum gas</td> <td data-bbox="359 405 874 568" style="text-align: center;">Yes</td> <td data-bbox="874 405 1497 568">Ovo</td> </tr> <tr> <td data-bbox="180 568 359 763">Water mains or private water supply</td> <td data-bbox="359 568 874 763" style="text-align: center;">Yes</td> <td data-bbox="874 568 1497 763">Scottish Water</td> </tr> <tr> <td data-bbox="180 763 359 871">Electricity</td> <td data-bbox="359 763 874 871" style="text-align: center;">Yes</td> <td data-bbox="874 763 1497 871">Ovo</td> </tr> <tr> <td data-bbox="180 871 359 978">Mains drainage</td> <td data-bbox="359 871 874 978"></td> <td data-bbox="874 871 1497 978"></td> </tr> <tr> <td data-bbox="180 978 359 1086">Telephone</td> <td data-bbox="359 978 874 1086"></td> <td data-bbox="874 978 1497 1086"></td> </tr> <tr> <td data-bbox="180 1086 359 1193">Cable TV or satellite</td> <td data-bbox="359 1086 874 1193"></td> <td data-bbox="874 1086 1497 1193"></td> </tr> <tr> <td data-bbox="180 1193 359 1301">Broadband</td> <td data-bbox="359 1193 874 1301" style="text-align: center;">Yes</td> <td data-bbox="874 1193 1497 1301">BT</td> </tr> </tbody> </table>				Services	Connected	Supplier	Gas or liquid petroleum gas	Yes	Ovo	Water mains or private water supply	Yes	Scottish Water	Electricity	Yes	Ovo	Mains drainage			Telephone			Cable TV or satellite			Broadband	Yes	BT
Services	Connected	Supplier																									
Gas or liquid petroleum gas	Yes	Ovo																									
Water mains or private water supply	Yes	Scottish Water																									
Electricity	Yes	Ovo																									
Mains drainage																											
Telephone																											
Cable TV or satellite																											
Broadband	Yes	BT																									
b.	<p>Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:</p>	No																									
(iv) Do you have appropriate consents for the discharge from your septic tank?																											
<p>(v) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>																											

property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>Repair if shared areas, plus maintenance of back garden</p>	Yes
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>Yes - this is arranged through the Factors Redpath Bruce</p>	Yes
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	No
d.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	No
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <p>Redpath Bruce</p>	Yes

property questionnaire

152 W Regent St, Glasgow G2 2RQ	
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property questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes</p> <p>Yes</p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <p>Stairwell cleaning and garden maintenance</p>	
13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p> <p>Damp repairs carried out in 2026 by Peter Cox, 20 year guarantee provided</p>	<p>Yes</p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>As above</p>	<p>Yes</p>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> 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.</p> <p>Yes 20 year guarantee will be passed to the purchassr</p> <p>Guarantees are held by:</p> <p>Peter Cox</p>	<p>Yes</p>

property questionnaire

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	No
(ii)	Roofing	No
(iii)	Central heating	No
(iv)	National House Building Council (NHBC)	No
(v)	Damp course	Yes
(vi)	Any other work or installations? (for example, cavity wall insulation, 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.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:	No

property questionnaire

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

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

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

I ACCEPT

Name: Chris Johnston

Date: 29/05/2026



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Survey Report & Proposal



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T: 01383 420563
gl-contracts@petercox.com
www.petercox.com/edinburgh/

6th November 2025

Reference No: ENQ819598
Chris Johnston
18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

PROPERTY ADDRESS

18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

Dear Mr C Johnston

Following my survey of the above property on 24th October 2025, I am pleased to enclose our Survey Report.

In accordance with your instructions, we have confined our inspection to the areas as indicated by you. If there are any omissions or if you believe that we have misinterpreted your survey instructions we apologise and if so we would be obliged if you could inform us as soon as possible so we can rectify any problems.

As soon as we receive your signed acceptance form, arrangements will be made to undertake the work.

This Survey Report has been sub-divided into convenient sections so that you may easily find details of the survey, our recommendations and any quotations as applicable as well as other useful information.

In the meantime, if there are any points that you wish to discuss, you can contact me using the details below.

Yours sincerely

Mark Patrick BSc MRICS CSRT CSSW

Specialist Property Preservation Surveyor
07778141306
mark.patrick@petercox.com

PROPERTY DESCRIPTION

The property is a stone-built ground floor tenement flat.

THE SURVEY

In accordance with your specific instructions, we carried out a survey of the undermentioned parts of 18 Woodcroft Avenue, Flat 0-1, GLASGOW, G11 7HX on the 24th October 2025. Our findings and recommendations are set out below and should be read in conjunction with the enclosed General Notes for clients and Health and Safety precautions.

We must draw to your attention that this survey was conducted only in those areas that we were requested to inspect. Solely to identify evidence of Damp.

NOTE: The terms left, right, front and rear are used as if facing the front elevation of the building from outside.

SURVEY

External Survey

- **PROPERTY DESCRIPTION:** The property is a stone-built (sandstone) ground floor tenement flat (domestic).
- **OCCUPIED STATUS:** At the time of the survey inspection, the property was occupied.
- **WEATHER CONDITIONS:** The weather conditions at the time of the inspection were cold, overcast, and dry; then latterly, light rain showers - temperature - 11 °C.



- The external ground level is below the internal floor level of the ground floor flat.

- Sub-floor Air Ventilation

Existing visible sub-floor air ventilators to the front elevation of the property appeared clear.

Restricted natural ventilation will increase the risk of wood-rotting fungi to the sub-floor timbers, causing interstitial condensation within the sub-floor and stagnation within the void.

In addition, we recommend, as essential regular maintenance, that the client arranges for air vents to the property to be cleaned out in order to maintain air flow to the sub-floor to extend the life span of the timbers.

- Breathing buildings – Good Advice

Traditional buildings are usually built of stone, brick, timber and earth held together with earth or lime-based mortars. These materials are absorbent and allow moisture to penetrate the fabric and then evaporate away harmlessly when conditions are favourable. For this reason, traditional buildings are said to 'breathe'. In such buildings, dampness is controlled by the building's ability to allow moisture to evaporate. The wind and sun aid the evaporation of water from the external surfaces whilst internal air movement through the roof covering,

walls, windows and other openings help moisture evaporate from internal surfaces. As long as the moisture can evaporate freely, the traditional performance of the structure will function as intended and the walls of the building will remain acceptably dry.

To aid this natural process, traditional buildings were carefully detailed to encourage the shedding of water from their surfaces. Features such as deep overhanging eaves, protective lime renders, lead flashings, wide gutters and sturdy plinths at ground level were used to protect the wall surfaces as much as possible. If such details are altered or unable to function, the building might be put at risk.

Modern building materials, such as hard bricks; cement-based mortars and renders; modern masonry paints; and external sealants, are specifically designed to keep moisture out of the building by providing an impervious physical barrier.

Cavity walls and cement renders protect the building from driving rain, and damp-proof courses prevent moisture rising from the ground. Used correctly in the construction of new buildings, such materials and methods are perfectly acceptable and will exclude the elements (as long as they are maintained). However, it is important to understand that these methods are rarely appropriate for older buildings.

The following summarises the differences between traditional and modern building construction:

Traditional mass wall construction:

- Relies on the mass of the wall for 'weatherproofing';
- Built with soft, porous, flexible, 'breathable' materials;
- Absorbs moisture and allows quick, natural drying;
- Relies on natural ventilation to control the internal environment and prevent condensation and mould growth, etc.

Modern cavity wall construction:

- Relies on 'waterproof' materials;
- Built with hard, impervious, and inflexible materials;
- Physical break (cavity) to prevent moisture transferring to the inside of building;

- Relies on mechanical extraction and physical ventilation to control the internal environment and prevent condensation and mould growth, etc.

Whilst it may be tempting to use impervious modern materials on old buildings, this is not recommended because there is a serious risk that the balance between water entering the fabric and water evaporating from it will be disturbed. The use of impervious materials, even as part of a diligent maintenance or repair programme, can change the way the building functions and have an adverse effect on its performance. For example, using cement renders, masonry paints, or sealants on the walls of an old building will substantially reduce its ability to allow water to evaporate. As the amount of moisture in the wall rises, the possibility of decay increases. Vulnerable materials, such as timber and soft bricks or stones, are particularly at risk. This happens because the moisture that is naturally present in the historic fabric can not escape through the hard and impervious barriers. Instead, it evaporates through the softer stone or brick accelerating the rate of decay.

- Pointing

It would appear that historic 'patch' repairs have been carried out to areas of the sandstone masonry.

It would seem that cement-based mortars have been utilised and not soft, porous, flexible, 'breathable' materials, such as a lime based mortar. Using cementitious materials on the walls of an old building will reduce its ability to allow water to evaporate naturally.

Masonry

Evidence of spalled sandstone masonry was evident to the front elevation. The apparent erosion by weathering of the stone facings is likely to have resulted in this masonry becoming porous and prone to rainwater penetration.

In terms of damage to external walls, if any water that has gotten into the masonry freezes during the colder months, it will expand outwards within the masonry, creating cracks. This is called 'freeze-thaw' action, which allows more water in, gradually making the problem worse and destabilising the face of the stonework; this is known as spalling. Mould and moss can also grow on damp areas on outside walls, which can also damage the face of stonework.

The most common visual symptom of rain penetration is damp patches on internal walls, often causing paint to flake or wallpaper to peel.

However, damp masonry caused by penetrating damp can also result in a wide range of other symptoms, including:

- Reduced thermal resistance of damp masonry causing heat loss and condensation;
- Moss and mould growth;
- Frost damage;
- Rotting of embedded timbers;
- Disfiguring carbonate deposits.

Furthermore, the use of restoration mortar was evident.

Restoration mortars are intended to be used as a coating across the surface of damaged stone only (not across a large surface area). Because the mortar is pliable, it can be moulded to the shape of the stone being repaired and 'tooled' to create the same texture. The technique is termed "Plastic Repair". The name is derived from the product malleability and ability to be moulded. The lime content suggests that the product is highly breathable and has a high level of compatibility with the stone that it is applied to in the repair process. However, as a result of poor specification, poor workmanship, and a lack of understanding of the materials, problems are encountered.

The biggest problem is that restoration mortars are often used for cosmetic patch repairs that mask damage to the stone without addressing the root cause of the damage in the first place. In these instances, the restoration mortar rather ironically does end up acting like a 'plastic bag'.

Like cement, the restoration mortar seals in moisture, preventing the stonework from breathing. Moisture trapped in the wall core, tries to migrate outwards and pulls minerals and salts with it, but gets blocked at the interface between the restoration mortar and the stone. Moisture is subject to repeated freeze / thaw action while salts crystallize and dissolve. Over time, the mortar repairs become detached from the stone, and when it comes away, there is nothing but sand left behind. Meanwhile, those areas that have not been treated become saturated and stressed, as they have to deal with the increased evaporation load and moisture transmission. This takes a small problem and can turn it into a very big one.

Key lessons to take away:

- Find out the root cause of deterioration and fix it before anything else is done to the building.
- If possible, always replace damaged and eroded stone with a matching / compatible stone based on petrographic analysis.
- If there are situations where the use of restoration mortar is deemed necessary, use it properly, ensure it is compatible with the damaged stone, do not use it where the stone is in an exposed / vulnerable location; and avoid covering large areas of wall.
- Understand that this is only a temporary measure and only delaying the inevitable. Eventually, the restoration mortar will deteriorate and will probably take the stone background with it, resulting in the replacement of the stone anyway.

We would highly recommend that the client engages with reputable third-party contractors to fully inspect and undertake remedial repairs to all defects that are noted.





- Reputable third-party contractors should regularly check and maintain / repair as necessary all gutters, down-pipes, masonry, render, painted coatings, external joinery, roof coverings, etc.

Internal Survey

Ground floor

Entrance Hall, Front room left, Front room right, Middle room left, Rear room left, Rear room right, Middle room right

Floor(s)

- The floor of the property is suspended timber construction.



Walls

- Internal Observations

Unless otherwise stated, our inspection of internal areas was restricted to the ground level only and is limited accordingly.

Our inspection was severely restricted in some areas due to base units, wall coverings, white goods, dry lining, bulky furniture, and personal belongings/stored items.

Our inspection was restricted to the areas designated. If you require an inspection of any other area(s), we shall be pleased to carry this out upon receipt of your further instructions.

Please note: Where walls are lined internally, for example, with plasterboard or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Rising Dampness (Capillary Action):

Moisture profile readings from an electronic moisture meter, corroborated by visible damp staining, confirmed rising damp on the walls marked for treatment in the attached sketch plan. This is attributable to the apparent failure or absence of an effective damp-proof course (DPC), allowing groundwater to ascend via capillary action through the masonry.

Rising damp is a natural process in porous building materials, where moisture migrates upward from the subsoil, depositing hygroscopic salts (e.g., chlorides and nitrates) as it evaporates. These salts attract atmospheric humidity, perpetuating damp conditions. Common in older properties without a DPC, it manifests as tidemarks, efflorescence, and staining up to circa 1m above ground level.

Our proposed DPC injection will arrest rising damp above the treatment level but will not address sub-DPC moisture or pre-existing salt contamination.

Plaster and Salt Contamination:

As moisture ascends, it solubilises salts from the soil and masonry, which crystallize upon evaporation within the wall fabric and plaster. Hygroscopic salts (notably chlorides and nitrates) absorb ambient moisture in high-humidity environments (>70% RH), exacerbating dampness and promoting mould growth. This can degrade lime-based plasters, leading to crumbling and delamination. Observed Effects

Decorative damage:

- Staining, peeling paint, and wallpaper lifting on affected walls.
- Plaster breakdown: Salt efflorescence causing bubbling, powdering, and structural weakening.
- Timber risk: Adjacent joists, skirtings, and floorboards are vulnerable to wet rot

(Coniophora puteana) and dry rot (Serpula lacrymans), with potential for rapid spread if humidity exceeds 20% wood moisture content (equivalent - %WME).

These defects facilitate ongoing moisture ingress, risking not only aesthetic and superficial damage but also long-term deterioration of the building fabric and health hazards from mould spores. We urgently recommend remedial action to safeguard the property. Delays could escalate costs and compromise habitability. Our quotation includes salt neutralisation and re-plastering with anti-hygroscopic renders to restore integrity.

We strongly advise that you arrange for all the above noted defects to be attended to ASAP.

- Other Moisture Sources:

Front Room Left - Front Elevation Wall

Debris Bridging in Lath-and-Plaster or Dry-Lined Walls

Debris bridging is prevalent in older properties with lath-and-plaster or dry-lined internal finishes, where age-related deterioration or minor structural movement causes fragments of horsehair-reinforced plaster (or accumulated building detritus, such as mortar droppings) to detach and migrate into concealed voids. This material settles behind the lath frame, studwork, or wall lining, forming bridges at the void base, typically just above skirting board level, that span the air gap and facilitate moisture transfer from the external masonry to internal surfaces.

Causes:

- Material degradation: Brittle horsehair plaster sheds particles over time, exacerbated by vibration or settlement.
- Detritus accumulation: Construction remnants (e.g., from original builds or retrofits) build up in inaccessible spaces.
- Movement factors: Subtle shifts in the building fabric dislodge debris, common in pre-1940s homes.

Effects:

- Moisture bridging: Debris acts as a wick, enabling lateral damp penetration and condensation, leading to staining and salt efflorescence.
- Timber risks: Concealed framing becomes prone to fungal decay if saturation persists.
- Finish damage: Internal linings may delaminate, with potential for mould proliferation in humid conditions.







Recommendations

- Peter Cox is to:

We have allowed for the following items:

1. Removal of debris & waste material created during our treatments.
2. Localised task lighting.
3. Equipment for safe working at height complying with Health and Safety regulations.

PREPARATORY WORKS BY PETER COX

Prepare site for work specification as described below.

- Provide protective sheeting to the floors in and around the treatment area(s), including from the nearest convenient external door.
- Seal off treatment areas with polythene sheeting, where deemed necessary.

Where possible and deemed worthwhile, our Technicians will make use of a dust extraction unit - HILTI AIC AIR CLEANER.

The unit will be placed centrally within the work area and will extract airborne dust particles from the atmosphere that will be created from our works, meaning less clean up and a reduction in the dust particles moving throughout the property. The presence of airborne dust particles is an inhalation risk, so the use of the unit will minimise exposure to our technicians and customers.

Please note that the unit will not remove all dust from the work area, and the client should still take any additional precautions within the property to prevent dust from travelling to remote areas.

Peter Cox can not accept any responsibility for any dust resulting from our works.

- Remove skirting boards and lay aside for reinstatement where 'fit for purpose'.
- Hack-off / remove the wall plaster to the areas highlighted on the sketch plan.

NB - In hacking off / removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance where practical within the immediate area of our work, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property.

- Diligently brush down exposed masonry substrate surfaces in preparation for the CDM lining installation; removing bridging debris, salt contamination, detritus and waste material.

DAMP PROOF COURSE (DPC):

- Install a chemical damp proof course (DPC) to those walls indicated on the sketch plan.

Our DPC can be installed (subject to access) in solid walls from one side only of the wall to be treated, causing the minimum of disturbance. Non-flammable and

non-toxic fluid is used in the installation. There is therefore no fire risk, the property can remain occupied with a minimum of inconvenience to the occupants and will have no ill effects on you or occupants of the adjacent property.

DPC Installation Levels: Our specification is based on the assumption that we will drill and insert the DPC at a level up to 75mm above the floor or 150mm above ground level, whichever is the higher.

CDM LINING SYSTEM - WALL MEMBRANE:

- Install a 4mm slim PT Lath Cavity Drainage Membrane (CDM) to the exposed and prepared masonry substrates, as per the sketch plan. Our 4mm slim PT lath meshed CDM will be fixed to exposed wall surfaces using 'lath plugs'. All joints where flanged sections are located will be sealed with tape. Where studded sections meet, sealing rope will be used.

Fundamentally, there is no period of inaction whilst the damp wall is drying, as this occurs behind the DryRoom CDM Lining System, therefore saving on reinstallation time, an extensive natural drying out period and use of dehumidifiers. The DryRoom system is installed directly to the exposed masonry wall. The wall can then be re-plastered directly onto the membrane. When the plaster dries, the walls are fit to be redecorated. The drying out of properties can take many months, and in some cases, years depending on the extent and longevity of the former damp issue. The current recognised guideline is 1 month per 20-25mm thickness of walling to dry to a point where it will not allow the germination of fungal decay. Therefore, a 255mm solid wall will take circa 9 months to dry properly throughout the thickness of the wall.

- Clear and clean treatment area.
- Deposit debris and waste resulting from our works into bags and remove them from the site.

FINISHING SPECIFICATIONS:

- Where applicable, plasterboards to BS1230 to be 'dab fixed' to the meshed system, dabs are to be placed over fixing centres, and a finishing plaster is then applied.
- Where applicable, the meshed membrane is to be plastered directly. This is to be applied in two coats to a thickness of approximately 15 mm, followed by a coat of finishing plaster.
- Where applicable, timber framing, where removed, to be renewed in new sections of pre-treated timbers to the nearest dimensions allowed; provide and fix new timber framework to support new plasterboard linings. Then, apply new plasterboard linings to BS1230 with a bond and skim finishing coat plaster.
- Where applicable, a Drybase Flex membrane (a watertight low-profile sheet membrane for protection against dampness in walls without the need to drill and install plugs. The membrane is a 1.5 mm thick flexible polypropylene sheet with a fleeced surface on both sides. The two fleeces ensure good adhesion to the wall by means of Drybase Flex Adhesive, as well as the direct application of plaster to the face) will be applied to the exposed masonry walls, then a bonding coat and thereafter a finishing skim coat plaster.

- Reinstate (where sound and free from decay) or renew skirting boards ('off the shelf' to meet the nearest dimensions) disturbed upon full completion of works, and a reasonable plaster drying time.

- Clear and clean treatment area.

- Deposit debris and waste resulting from our works into bags and remove them from the site.

After re-plastering, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good when redecorating.

Customer Instructions

IMPORTANT INFORMATION – Client to Note

CLIENT'S RESPONSIBILITIES:

1. To ensure the building is maintained in a watertight condition.
2. To inform Peter Cox immediately if there are any escapes of water or ingress of water within the treatment areas as detailed in this report.
3. To provide unrestricted access to allow the specifications to be completed in one continuous operation.

Preparatory Works by & Requirements of the Client:

You should arrange for the following preparatory work to be undertaken in the treatment areas as stated below.

This should be completed prior to our arrival on site.

- CLIENT TO REMOVE, ISOLATE ELECTRICAL APPLIANCES, SOCKETS, CIRCUITS, SWITCHES FROM TREATMENT AREAS; PRIOR TO OUR ARRIVAL ON SITE. AND REINSTATE UPON COMPLETION.

- CLIENT TO REMOVE & ISOLATE CENTRAL HEATING RADIATORS FROM TREATMENT AREAS; PRIOR TO OUR ARRIVAL ON SITE. AND REINSTATE UPON COMPLETION.

- Removal of furniture, stored items, personal items, and any other obstructions from the rooms specified for treatment.
- Remove any fixtures, fittings, or any other items preventing access to the areas of application.
- Carefully protect and cover any remaining furnishings and personal belongings.
- Decoration, upon FULL completion of all treatments and repair works.
- Client to provide mains electricity and clean water supply.

As you will appreciate, the very nature of our work will involve disturbance from noise and dust. This dust pervades the atmosphere and covers a very large area. Whilst care will be taken, we can not accept responsibility for furniture, fittings, floor coverings, etc, left within the area affected by dust. The client should consider the welfare of any occupiers within close proximity to the work areas.

It will be seen from our specification that we have included for hacking off / removal of existing plaster. In hacking off plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance where practical within the immediate area of our work, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property.

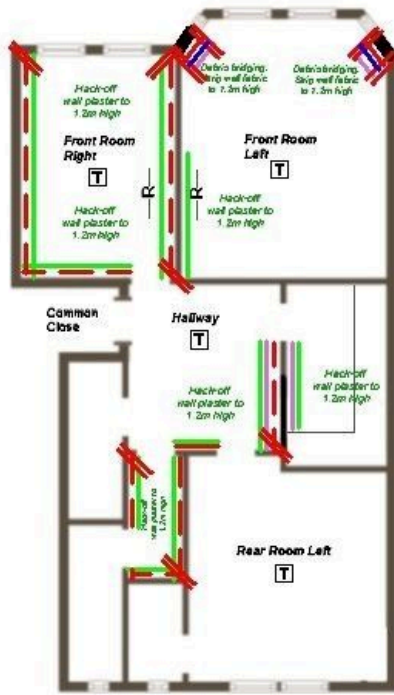
No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

Appendix - Floor Plan

NOT TO SCALE

unless otherwise stated in the report, where our work is to be carried out internally we require you to arrange for the removal of carpets and furnishings, together with all fittings, fixed units and appliances, from walls designated for damp proof course insertion and/or replastering. This work MUST be done prior to our commencement.

Front Elevation



©Peer Co Ltd

NOTES	
Vertical Damp Proof Course	
DryWall Damp Proof Course	
DryWall CDM Lining System with 4mm Stiline Mesh Membrane	
Hack-off wall plaster to 1.2 m high; apply Drybase Flex	
Re-plastering: Strip out wall fabric; clear debris bridging; remove (old) studwork & plasterboard sheets; then skim coat plaster.	
Hack-off wall plaster to 1.2 m high; data fix fixings to CDM; skim coat to finish	
Remove, isolate CH radiator & reinstale upon completion	
Remove, isolate electrical socket & reinstale upon completion	
T	Timber floor

PPR-002-14

NOTES

- For specialist work a certificate of guarantee will be provided when the work has been completed and the account paid in full.
- After the installation of a damp proof course the wall will contain a considerable amount of water, which must dry out. The rate at which a wall dries out is dependant on various factors such as the nature, porosity and thickness of the walling material, hygroscopic salts content and the wall finishes. Generally a wall will dry out at a rate of 1 month for every 25mm of thickness. Externally rendered, coated or painted walls may take considerably longer to dry out.
- The nature of timber decay is such that it may be present in other timbers in the property that have not been inspected. We strongly advise, therefore, that further investigation be made and we shall be pleased to arrange this upon receipt of your instructions. We will then submit a supplementary report and quotation should treatment be necessary.
- In a building of this nature there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers nor have we allowed for any form of treatment to them in our quotation.
- Unless otherwise stated no allowance has been made in our quotation for the removal and replacement of floor coverings, furnishings, furniture, pipes, radiators, electrical fittings and other items that may obstruct our work. All electrical circuits should be isolated and fittings removed by a qualified electrician.
- Where carpets are removed during our work, they will be loosely re-laid on completion of our work. You will arrange for the carpets to be securely fitted at a later date.
- Following plastering works, a temporary decoration such as a matt finish vapour permeable emulsion paint can be applied when the new plaster has dried out, usually in about two to four weeks after application. Final decoration should be delayed for at least a year, and the use of impermeable coatings such as gloss paint or impermeable wall coverings should be avoided.

Where the cost of the proposed works exceeds £1,500, our acceptance of your instruction to proceed with these works is subject to appropriate credit checks being obtained first.

- **Extent of Survey:** The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.

You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

Please read carefully the content of this report and all of its enclosures.

This survey must not be regarded as a substitute for a structural survey



raising standards in property preservation

Client Ref. 19A59DBD1F5

Peter Cox
Edinburgh Branch Office

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Viking Way
Rosyth
Fife
KY11 2DW
T: 01383 420563
gl-contracts@petercox.com
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Ref: ENQ819598

Date: 6th November 2025

Client

Chris Johnston
18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

Property

18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

Table with 7 columns: QUOTATION, WORK REQUIRED (Excluding VAT), VAT Amount, Total Amount Payable (Incl VAT), Tick box, OPTIONAL INSURANCE, Tick box. Rows include 'COMMON - Installation of Damp Proof Course (DPC)...', 'Installation of DryRoom CDM Lining System & Re-plastering...', and a 'TOTAL' row.

Are you going to be the end user of the services on this agreement? [NO / YES]
Are you VAT registered? [NO / YES]

Are you CIS registered? [NO / YES]
VAT Number :

Values in the column headed "Work Required" will be plus VAT at current rate at the time of invoicing. Values in the column headed "Optional Insurance" are not subject to VAT but do include Insurance Premium Tax. The purchase of insurance is optional and is not a requirement of accepting the work recommended. Rentokil Insurance will contact you direct for payment.

Terms and Conditions apply.

I understand the observations and recommendations contained in this report and confirm that they correspond with my instructions to request an estimate for remedial work required in relation to the property. I fully understand and accept the terms of the transferable guarantee, where applicable, which only applies in relation to the areas of the property where remediation work has been identified as being required in the report. I accept that the proposed remediation work does not include carpeting, the moving of furniture, removal of fixtures and fittings, painting, electrical or plumbing work unless this has been specifically provided for in the quotation. I confirm that neither a full exploratory examination nor disruptive exposure has been carried out.

Surveyor Signature:
[Handwritten signature]

Customer Signature:
[Blank signature box]

Print Name.....Position.....

Invoice Address (If different from above).....

Date.....Preferred Contact Telephone No.....

Please return this completed form to the above Branch Office address.

PETER COX LIMITED STANDARD TERMS AND CONDITIONS

1. THESE TERMS

1.1 These are the terms and conditions on which we undertake any works identified in our survey report which you ask us to carry out.

1.2 In particular your attention is drawn to paragraph 5 which relates to the price payable, paragraphs 8 and 9 which set out your rights to cancel this contract, paragraph 12 which sets out the limit of our liability to you and paragraph 13 which sets out how we may use your personal information.

2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 We are Peter Cox Limited, a company registered in England and Wales. Our company registration number is 2438126 and our registered office is at Riverbank, Meadows Business Park, Camberley, Surrey, GU17 9AB. Our registered VAT number is 523902659.

2.2 You can contact us by telephoning our customer service team on the number set out on our quotation or by writing to us at the address on the same form.

2.3 "Writing" includes emails. When we use the words "writing" or "written" in these terms, this includes emails.

2.4 "Works" includes any works or treatments we provide to you as set out in our survey report and could include some materials and or goods needed to complete those Works.

3. OUR CONTRACT WITH YOU

3.1 Following your enquiry to us, we may decide to send a surveyor to your property to evaluate and assess your requirements. If it is critical that the Works are completed by a particular date you must advise us of this at the time of the survey. The surveyor may give you a quotation on the day as to the likely costs of the Works.

3.2 You may be required to pay a fee for the survey report. If this is required, you will be told at the time of your enquiry. This fee will be refunded in full should you cancel the survey or if you proceed with all the Works recommended in the survey report. However we will not refund the fee if the survey report is for a condensation control system for your property.

3.3 After the visit by our surveyor, we will send to you the survey report confirming our recommendations, our Works and our price.

3.4 The survey report will contain important information describing our Works, the information we may need from you in preparation for the Works and the actions you may need to take to help us. It will also tell you what we are not doing.

3.5 If at the time of receiving the survey report you have not already signed the order giving us permission to proceed with the Works, then if you would like us to perform the Works, you must confirm this in writing. Our acceptance of your order will take place when we contact you whether by email, telephone or letter to accept it, at which point a contract will come into existence. That contract will incorporate these terms and conditions.

4. CHANGES

4.1 If you wish to make a change to the Works, please contact us. If the change is possible, we will let you know about any changes to the price, the timing of supply or anything else which may alter as a result of your request and ask you to confirm whether you wish to go ahead with the change.

4.2 We may change the Works to implement minor technical adjustments and improvements. If we do this then we shall notify you of the changes and any impact on the Works, timing of supply or anything else.

4.3 We will not notify you if we are only substituting materials or equipment of similar quality and performance to those specified in the survey report or any other document issued to you.

5. PRICE AND PAYMENT

5.1 The price of the Works identified in our survey report (which includes VAT) will be the price set out in our quotation or as set out in our survey report to you.

5.2 Sometimes it is not possible to calculate the full price of the Works. Our survey report will clearly set out the price for the Works and materials set out in it. If additional materials or Works are required we will provide you with a new quotation setting out the price for such additional materials/Works in writing and will not proceed with any such additional work without your written acceptance.

5.3 If the rate of VAT changes between your order date and the date we supply the Works, we will adjust the rate of VAT that you pay, unless you have already paid for the order in full before the change in the rate of VAT takes effect.

5.4 We shall require payment in full before we commence the Works or, where appropriate, a deposit. The balance shall be due to us immediately on completion of the Works and on receipt of such payment we shall issue to you an invoice for the whole value of the Works.

5.5 If you do not make payment to us on completion of the Works we may charge you interest on the overdue amount at the rate of 4% a year above the base lending rate of HSBC PLC from time to time. This interest shall accrue on a daily basis from the due date until the date of actual payment of the overdue amount, whether before or after judgment. You must pay us interest together with any overdue amount.

5.6 If you have any queries regarding the payment then please contact us promptly explaining why you think it is wrong and we will not charge you interest until we have resolved the issue

6. PROVIDING THE WORKS

6.1 We will begin the Works on the date agreed with you at the time of the survey or following your acceptance of the Works set out in the survey report. We will let you know before the start of the Works the estimated completion date.

6.2 We may need certain information from you or we may require you to carry out certain actions so that we can carry out the Works, for example, clearing rooms or emptying cupboards. If we require your assistance, this will be stated in the survey report.

6.3 We will contact you to ask for this information or for you to confirm that you have carried out the actions. If you do not give us this information, or if you give us incomplete or incorrect information or if you have not carried out your actions, we may either end the contract or make an additional charge of a reasonable sum to compensate us for any extra work that is required as a result. We will not be responsible for completing Works late or not supplying any part of them if this is caused by you not giving us the information or failing to carry out the actions within a reasonable time of us asking.

6.4 As our access to all parts of your property may have been limited or restricted during our survey, if when we start providing the Works, we discover that the problem is more extensive than we originally thought then we reserve the right to provide a quote to you for this additional work.

6.5 If our completion of the Works is delayed by an event outside our control (including for example unavailability of service staff due to illness) then we will let you know as soon as possible and we will take steps to minimise the effect of the delay. Provided we do this we will not be liable for delays caused by the event, but if there is a risk of substantial delay you may contact us to end the contract and receive a refund for any Works you have paid for but not received.

6.6 If you do not allow us access to your property to perform the works as arranged (and you do not have a good reason for this) we may charge you additional costs incurred by us as a result. If, despite our reasonable efforts, we are unable to contact you or re-arrange access to your property we may end the contract and paragraph 10.2 will apply.

6.7 If we are unable to complete the Works on the date we originally advised to you, unless this is due to circumstances outside our control, then you may end the contract but only if you have told us in writing before we accepted your order that the Works had to be completed by that date.

6.8 If you do not wish to end the contract, you can give us a new deadline to complete the Works, which must be reasonable, and if we do not meet this new deadline you can also end the contract.

6.9 If you do choose to end the contract under paragraphs 6.7 or 6.8 you can cancel your order for any Works only partially completed but we will invoice you for those partially completed Works at the date you have ended the contract.

7. GUARANTEES

7.1 Where the survey report states that our Works come with a guarantee, we shall issue to you the guarantee upon receipt of payment in full. The terms of the Guarantee are shown on the relevant certificate of Guarantee.

8. CANCELLATION RIGHTS

8.1 If you end the contract for a reason set out at (a) to (e) below the contract will end immediately. The reasons are:

- (a) we have told you about an upcoming change to the Works or these terms which you do not accept;
- (b) we have told you about an error in the price or description of the Works you have ordered and you do not wish to proceed;

PETER COX LIMITED STANDARD TERMS AND CONDITIONS

- (c) there is a risk that the supply of the Works may be significantly delayed because of events outside our control;
- (d) we have or we wish to suspend the supply of the Works for technical reasons (for example due to the presence of asbestos or bats), in each case for a period of more than twenty-eight days or until we get the appropriate statutory consent, whichever is the later; or
- (e) you have a legal right to end the contract because of something we have done wrong including because we will be unable to complete the Works by the date you specified when you confirmed your acceptance under paragraph 3.5.

8.2 To end the contract, please contact the local service office on the telephone number or e-mail address set out in the quotation. Please provide your name, home address, details of the order and, where available, your phone number and email address.

8.3 We will refund to you the price you paid for the Works not yet provided, by the method you used for payment. However, we may make deductions from the price (or, if you have not made an advance payment, charge you) the reasonable costs we will incur as a result of you ending the contract.

9. STATUTORY RIGHTS TO CANCEL
THIS PARAGRAPH 9 ONLY APPLIES IF YOU ARE A CONSUMER AND YOU HAVE ENTERED INTO A DISTANCE OR OFF-PREMISES CONTRACT.

9.1 **If this applies**, then under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 you have a legal right to change your mind within 14 days.

9.2 Because you have this legal right to change your mind, we will not provide the Works to you until after the 14 day period has expired (the "Cooling off period").

9.3 If you believe the Works are urgent and you would like us to commence the Works during the Cooling off period then you must sign a waiver giving us permission to start early.

9.4 You must realise that by giving us permission during the Cooling off period you may lose your right to cancel and this will mean that:

- (a) if we have completed the Works in full you cannot change your mind, even if the 14 day Cooling off period is still running; or
- (b) if you cancel after we have started the Works but before the Works are completed during the Cooling off period, you must pay us for the Works to the extent completed at the time you tell us that you have changed your mind.

9.5 If you are ending within 14 days of signing the contract under paragraph 9.2, please complete the cancellation form at the end of the order form or contact us on the number set out in the quotation

10. OUR RIGHTS TO END THE CONTRACT

- 10.1 We may end the contract for works at any time by writing to you if:
- (a) you do not make any payment to us when it is due and you still do not make payment within seven days of us reminding you;
 - (b) you do not, within a reasonable time of us asking, provide information we require or carry the actions that are necessary for us to provide the Works; or
 - (c) you do not, within a reasonable time, allow us access to your premises.

10.2 If we end the contract in the situations set out in paragraph 10.1 we will refund any money you have paid in advance for the Works we have not provided but we may deduct or charge you reasonable compensation for the net costs we will incur as a result of your breaking the contract.

11. IF THERE IS A PROBLEM WITH THE WORKS

11.1 If you have any concerns or complaints about the Works, you can contact us in accordance with our complaints procedure which can be found at: https://www.petercox.com/assets/content/files/complaints_procedure.pdf or you can request a copy of our complaints procedure by telephoning our customer service team on the number set out on our quotation or by writing to us at the address on the same form.

11.2 If you believe there is a fault or problem with the Works we have provided, then you must contact us promptly so that we have an opportunity to fix the problem. If you fail to give this opportunity and instead use another company then any additional charges or losses you have suffered will not be recoverable from us.

11.3 If you have not contacted us with any complaint within 6 months of completion of the Works we will be entitled to assume that the Works were performed satisfactorily.

12. OUR LIABILITY FOR LOSS OR DAMAGE SUFFERED BY YOU

12.1 If we fail to comply with these terms, we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable.

12.2 If we are undertaking Works in your property, we will make good any damage to your property caused by us but our total liability to you arising from the damage will be limited to twenty thousand pounds (£20,000). We shall not in any circumstances be liable for any (a) costs of repairing any pre-existing faults or damage to your property that we discover while providing the Works; (b) loss of profits, economic or financial loss, loss of sale or business, loss of use or business interruption, loss of goodwill; or (c) indirect or consequential loss.

12.3 Nothing in this paragraph 12 or elsewhere in this contract excludes or limits our liability for death or personal injury caused by our negligence; for fraud or fraudulent misrepresentation; or to the extent such liability may not be excluded or limited at law.

13. HOW WE MAY USE YOUR PERSONAL INFORMATION

13.1 We shall process your personal data, including sending you marketing information, in accordance with applicable data protection legislation and our privacy notice which is located at: <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>.

13.2 If you do not wish to receive marketing information from us you can opt out here: opt-out@petercox.com. We will continue to send you communications as necessary for the performance of the contract and/or the services we are providing to you.

14. OTHER IMPORTANT TERMS

14.1 We may transfer our rights and obligations under these terms to another organisation.

14.2 You may only transfer your rights or your obligations under these terms to another person if we agree to this in writing. However, you may transfer our guarantee at paragraph 7.1 to a person who has acquired your property. We may require the person to whom the guarantee is transferred to provide reasonable evidence that they are now the owner of the property.

14.3 This contract is between you and us. No other person shall have rights to enforce the terms.

14.4 Each of the paragraphs of these terms operates separately. If any court or relevant authority decides that any of them are unlawful, the remaining paragraphs will remain in full force and effect.

14.5 If we do not insist immediately that you do anything you are required to do under these terms, or if we delay in taking steps against you in respect of your breaking this contract, that will not mean that you do not have to do those things and it will not prevent us taking steps against you at a later date.

14.6 The parties shall comply with laws relating to this agreement and the Works. Each party shall promptly report to the other party any request or demand for any undue financial or other advantage in connection with this agreement.

14.7 Other than payment for the Works, neither party shall be liable for any failure or delay which is caused by circumstances beyond its reasonable control. If the circumstances continue for more than 30 days, either party may terminate this agreement by giving notice.

14.8 These terms are governed by English law and legal proceedings will be in the English courts.

EXPRESS REQUEST TO COMMENCE THE DELIVERY OF WORKS EARLY

I hereby request the immediate performance of the works and acknowledge that I will lose my right of withdrawal from the contract once the works are fully performed. I also understand that if I cancel and the works are part complete I will be liable to pay for any works up to the date I cancelled.

Please commence the works within the Cooling off Period

Signed.....

Date.....

GENERAL NOTES FOR CLIENT

These notes contain important information for clients and must be read in conjunction with the Survey Report. Please see the Survey Report for any variations on these General Notes.

1. Instrumental readings or moisture content.

Where we refer to instrumental readings or moisture content in our report, we will have used a resistance meter to ascertain the moisture content of timber and a carbide meter to ascertain the moisture content of mortar samples taken from the walls of the property.

2. Relaying carpets.

Where our Technicians have treated the top surface of a floor or staircase, they will protect treated areas, where necessary, so that carpets may be relaid loosely without delay. In the case of foam/synthetic backed carpets, it is inadvisable to lay these on treated floors until a period of four weeks has elapsed after treatment. For the same reason, vinyl floor coverings should not be laid until three months have elapsed.

3. Roof insulation.

Where insulation material has been removed from a roof, it can be re-laid immediately after treatment by our Technician. If the insulation material is to be relaid by some other party, the work must be delayed until after the expiry of the appropriate safety precautions period.

4. Polythene sheet below suspended timber floors.

Where we have laid polythene sheet on the oversight beneath a suspended timber floor at ground floor level, its purpose is to reduce the evaporation of water from the surface of the oversight. It is essential that the polythene sheet is not disturbed or removed from the oversight otherwise fungal decay may occur in the floor timbers.

5. Other contractors.

Where we have recommended work that is to be carried out by others, arrangements for such work are the client's responsibility. No allowance for this work is included in our quotation.

6. Water and electricity supply.

The client should ensure that there is an adequate supply of mains water and electricity available prior to the arrival of our Technician to carry out the treatments recommended in the survey report. If electricity is not available, it will be necessary for us to supply a portable generator and this will be subject to an additional charge on completion of the contract.

7. Peter Cox Insurance.

Where optional insurance is offered under the terms of a Rentokil Insurance policy, the offer will only apply to the relevant areas, which have been inspected and which are detailed within the survey report, and the category or categories of insurance cover referred to on the quotation under the heading "optional insurance".

8. Third party liability.

The survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties. Any such persons relying on the survey report do so entirely at their own risk.

HEALTH AND SAFETY PRECAUTIONS

Peter Cox Ltd has always been conscious of its health and safety responsibilities to both its clients and staff. Our prices reflect the need to ensure your safety.

The Control of Substances Hazardous to Health (COSHH) Regulations relate to the use and handling of hazardous substances, including pesticides. The law clearly defines the responsibility of companies involved in industries such as the treatment of timber and the installation of damp proof courses.

In the last few years, Peter Cox Ltd has developed a range of treatment techniques aimed at reducing the amount of pesticides and solvent used without affecting the quality of protection offered to our clients.

Our treatments are designed to cause the minimum of inconvenience and our technicians are trained to use our formulations safely and with care. All treatments have been approved for use by the Health and Safety Executive under the Control of Pesticides Regulations, where appropriate.

You should observe the warning signs that will be displayed in a prominent place before work commences.

1. Access to all work areas:- you should not enter an area whilst work is in progress.
2. Allergies:- it is recommended that people who suffer from respiratory problems, such as asthma, should not enter the property whilst work is in progress.
3. Pets:- cats, dogs, birds and other household pets should be removed from the work area.
4. Fish:- should be removed from the work area.
5. Plants:- should be removed from the work area.
6. Food and drink:- should be removed from the work area.
7. Other items:- should be protected or removed from work area, where necessary
8. Naked flames:- all naked flames (fires, pilot lights, boilers) in or adjacent to the work area should be extinguished.

You should also observe the warning signs that will be displayed in a prominent place after the work has been completed.

The type of work undertaken and the ability to ventilate the work areas will determine the time for which the safety precautions will need to apply after completion of the work. The minimum access restriction that will apply after treatment and of which you need to be aware is two hours.

However, it may be necessary to restrict access to certain areas for longer periods of time. For example, we would recommend that the minimum access restriction be extended to 24 hours for people who are known to suffer from allergies.

PETER COX LTD LONG TERM GUARANTEES

1. WOODBORING INSECT TREATMENTS

We undertake the necessary treatment should an attack by woodboring insects reoccur in the timbers treated by us. Your protection lasts for 20 years.

2. WOOD-ROTTING FUNGI TREATMENTS

We undertake any necessary treatment, including timber replacement, should an attack by wood-rotting fungi reoccur in the timbers treated or replaced by us. We ask you to keep the property in good repair so as to keep the water out. Your protection lasts 20 years.

3. RISING DAMP

We undertake to repair our damp proof course should any defect occur in our work. Your protection lasts for 20 years.

4. WALL TIE CORROSION

We undertake to replace any of our stainless steel wall ties should they corrode. Your protection lasts 20 years.

Image Appendix 1. Survey images:



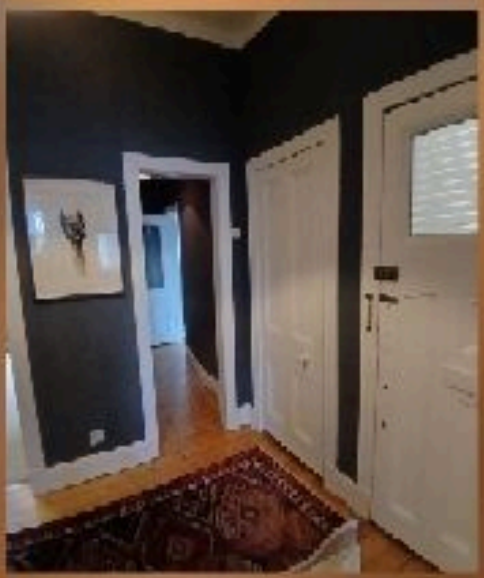
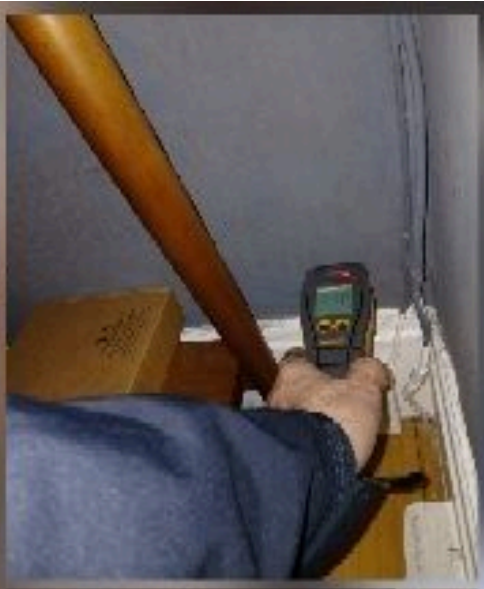




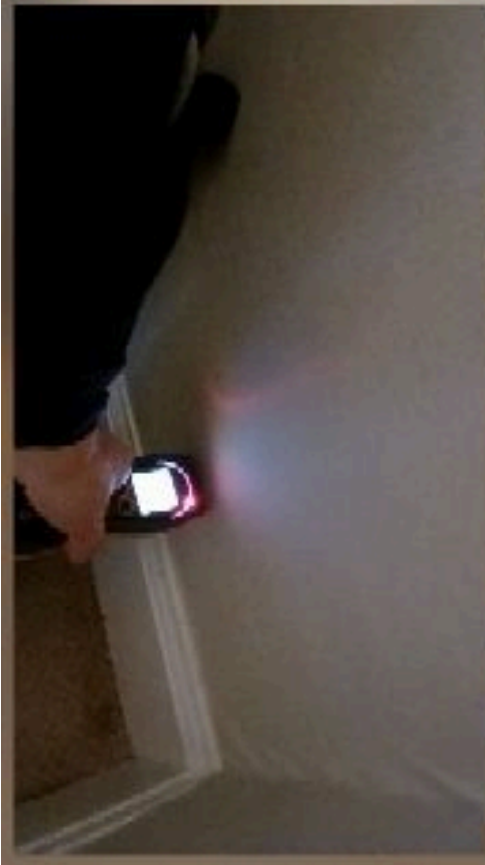














raising standards in property preservation

Accreditations

▶ A long tradition

As the experts in our field, Peter Cox aim to offer the right service and price for your needs. Over 500,000 long term guarantees, up to 20 years for some of our services, have been issued since the company was founded in 1951.

You can use our guarantee certificates with confidence if you ever wanted to sell your house, or have any future renovations.

▶ National Coverage, Local Surveyors

Peter Cox branches cover England, Scotland and Wales, meaning a branch on your doorstep and surveyors with local knowledge and expertise. With over **75** CSRT/CSTDB or CSSW qualified surveyors and **100** specially trained technicians who are directly employed, you can rely on our professionals to complete projects on time at an exceedingly high standard.

▶ Industry-leading Associations

Peter Cox are CHAS, Constructionline and Safecontractor approved.

▶ Trustmark

Peter Cox is an approved contractor under the TrustMark Scheme.

▶ ISO 9001

We have been committed to quality for many years and currently hold ISO 9001 accreditation.

▶ BS 6576:2005

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005.

▶ A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

▶ Trustpilot

We pride ourselves on being the market leaders in property preservation, and this comes from our passion for quality customer service. With over 800 reviews our customers have rated us **'Excellent'** - meaning from start to finish we are the company to trust.



▶ Peter Cox Products and Services



Damp Proofing



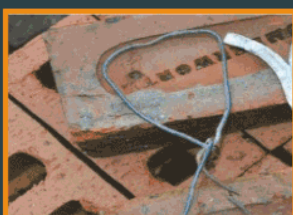
Wet & Dry Rot Control



Basement & Structural Waterproofing



Woodworm & Timber Treatments



Cavity Wall Tie Repair



Condensation Control

▶ A Nationwide Team of Experts

Manchester
Birmingham
Bristol
Edinburgh
Glasgow
Leeds
Lincoln
Liverpool
Newcastle
Uxbridge



23 April 2026



Chris Johnston
0/1 18 Woodcroft Avenue
GLASGOW, Lanarkshire G11 7HX

Peter Cox Ltd
Compass House
Manor Royal
Crawley
RH10 9PY
t 01342 332560
w www.petercox.com
e insurance@rentokil.com

Dear Chris Johnston

We have pleasure in enclosing our official Guarantee Certificate(s) covering remedial treatment work recently undertaken on your instructions.

You are advised to ensure that this documentation is filed away safely together with the Survey Report and all drawings.

Please note that any claim under the Guarantee will be subject to an initial re-inspection fee which will be refunded once the claim has been validated.

In the event of the property being sold, the name of the new owner should be notified to us using the assignment application form enclosed.

Should you have any other questions, please contact your local Branch

Yours sincerely

A handwritten signature in black ink, appearing to read 'CH', written over a light blue horizontal line.

Catherine Hill
Managing Director



RISING DAMP CONTROL

Guarantee

This document should be kept in a safe place with the Survey Report

Contract Number

CON146075

(To be quoted in any communication)

Client

Chris Johnston
0/1 18 Woodcroft Avenue
GLASGOW, Lanarkshire G11 7HX

Property Address

18 Woodcroft Avenue
Flat 0-1
GLASGOW, G11 7HX

Date of Survey

27/10/2025

Month of Completion

February 2026

1. Pursuant to the terms of the above-mentioned contract this guarantee is issued by Peter Cox in respect of the damp-proof course work carried out in the above-named property by Peter Cox as detailed in the survey report, quotation, relevant specifications and amendments.
2. In addition Peter Cox hereby warrants for a period of 20 years from the date of completion of the work that it will, upon production of this guarantee, the survey report, the quotation and amendments, inspect the work and carry out such work as is necessary to correct any failure in the work carried out by Peter Cox, at a mutually convenient time. A sum will be required to be lodged with Peter Cox prior to an inspection. In the event of work being required under the terms of this guarantee, the sum will be refunded. In the event of no work being required under this guarantee, Peter Cox reserves the right to retain the sum lodged.
3. This guarantee will not apply:
 - 3a. where the work has been interfered with or damaged (including, for example, bridging of the damp proof course by raising the ground level or additional building construction)
 - 3b. where other work recommended to be carried out in our survey report has not been completed within the time and manner recommended, or within three months of completion of the work if no time has been specified
 - 3c. where the property has not been kept in good repair
 - 3d. to work not undertaken by Peter Cox.
 - 3e. where the recommendations given by Peter Cox have not been complied with.
4. The owner of the property shall retain any pre-existing rights at common law or by statute notwithstanding the terms of this guarantee, which shall be regarded as in addition to and not in diminution of such rights.

Dated

23/04/2026

For and on behalf of
Peter Cox Ltd



Peter Cox Limited Registered in England No. 2438126 at:
Compass House, Manor Royal, Crawley, West Sussex RH10 9PY
Tel 01342 332676

Email: insurance-claims@petercox.co.uk



raising standards in property preservation

RISING DAMP CONTROL

Guarantee

This document should be kept in a safe place with the Survey Report

Contract Number

CON146075

(To be quoted in any communication)

Client

Chris Johnston
0/1 18 Woodcroft Avenue
GLASGOW, Lanarkshire G11 7HX

Property Address

18 Woodcroft Avenue
Flat 0-1
GLASGOW, G11 7HX

Date of Survey

27/10/2025

Month of Completion

February 2026

5. In the event of any transfer of ownership of the property covered by this guarantee, Peter Cox will recognise the successor in title as the person entitled to the benefit of this guarantee for its remaining term on payment of a reasonable charge to be determined by Peter Cox.

Dated

23/04/2026

For and on behalf of
Peter Cox Ltd



Peter Cox Limited Registered in England No. 2438126 at:
Compass House, Manor Royal, Crawley, West Sussex RH10 9PY
Tel 01342 332676

Email: insurance-claimscorrespondence-uk@rentokil-initial.com



Please pass to the new owner when the property is sold

GUARANTEES

With this form you'll be able to make certain requests relating to your guarantee. Please tick any of the following if you would like:

- the guarantee to be re-assigned
- copies of your contract documents including guarantees, survey reports, sketch plans, quotations which will be required in the event of a future claim

ASSIGNMENT

Peter Cox Guarantees can be assigned in the event of transfer of ownership of the property, subject to receipt of written application and confirmation.

Please pass the contract documents to the new owner who should then complete and return the Guarantee Assignment Application Form provided overleaf. Non-assignment will not affect a new owner's ability to claim provided they have all the essential contract documents.

There is no charge within 90 days of the Peter Cox contract completion date shown on the Guarantee, thereafter an administration fee will be payable. Please note that the Guarantee certificate cannot be re-issued in the name of the new owner.

Registration of the assignment will be confirmed in writing by Rentokil Insurance Limited.

Please contact Rentokil Insurance on 01342 332560 or via email insurance@rentokil.com for payment details.

COPIES OF CONTRACT DOCUMENTS

We provide a copy documents service to search for all contract documents including guarantees, survey reports, quotations and any sketch plans, a fee will be payable in advance to cover administration costs. Please contact Rentokil Insurance on 01342 332560 or via email insurance@rentokil.com for payment details.

GUARANTEE CLAIM

If you wish to make a claim under the terms of the Guarantee, please contact Rentokil Insurance on 01342 332676, insurance-claimscorrespondence-uk@rentokil-initial.com, or contact the Peter Cox branch office whose address is quoted on the original survey report documents.

A re-inspection fee will be required and held before any guarantee claim inspection is arranged but will not be processed should treatment under the terms of the guarantee be necessary.

GUARANTEE ASSIGNMENT APPLICATION FORM

Contract Number

Property

**Name of New
Owner**

**Address (if
different)**

Contact Number

Property Update

Please give brief details of any significant alterations to the property since the Guarantee was issued.

I/We am/are now the legal owner(s) of this property and apply for the benefits of the above Guarantee to be registered in my/our name.

Signature

Date

Please return this form to:

Rentokil Insurance Limited, Compass House, Manor Royal, Crawley, West Sussex, RH10 9PY with any administration fees as advised by Rentokil Insurance.

**PETER
COX**

raising standards in property preservation



Survey Report & Proposal



raising standards in property preservation

Peter Cox
Edinburgh Branch Office

Ground Floor
1 Aquarius Court
Viking Way
Rosyth
Fife
KY11 2DW
T: 01383 420563
gl-contracts@petercox.com
www.petercox.com/edinburgh/

3rd June 2026

Reference No: ENQ839465
Chris Johnston
18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

PROPERTY ADDRESS

18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

Dear Mr C Johnston

Following my survey of the above property on 2nd June 2026, I am pleased to enclose our Survey Report.

In accordance with your instructions, we have confined our inspection to the areas as indicated by you. If there are any omissions or if you believe that we have misinterpreted your survey instructions we apologise and if so we would be obliged if you could inform us as soon as possible so we can rectify any problems.

This Survey Report has been sub-divided into convenient sections so that you may easily find details of the survey, our recommendations and any quotations as applicable as well as other useful information.

In the meantime, if there are any points that you wish to discuss, you can contact me using the details below.

Yours sincerely

Mark Patrick BSc MRICS CSRT CSSW

Specialist Property Preservation Surveyor
07778141306
mark.patrick@petercox.com

PROPERTY DESCRIPTION

The property is a stone-built ground floor tenement flat.

THE SURVEY

In accordance with your specific instructions, we carried out a survey of the undermentioned parts of 18 Woodcroft Avenue, Flat 0-1, GLASGOW, G11 7HX on the 2nd June 2026. Our findings and recommendations are set out below and should be read in conjunction with the enclosed General Notes for clients and Health and Safety precautions.

We must draw to your attention that this survey was conducted only in those areas that we were requested to inspect. Solely to identify evidence of Rising Damp.

NOTE: The terms left, right, front and rear are used as if facing the front elevation of the building from outside.

SURVEY

Internal Survey

Ground floor

Rear room left

Rear room centre

Floor(s)

- The floor of the property is suspended timber construction.

Walls

- Internal Observations

Unless otherwise stated, our inspection of internal areas was restricted to the ground floor only and is limited accordingly.

Our inspection was restricted to the areas previously treated. If you require an inspection of any other area(s), we shall be pleased to carry this out upon receipt of your further instructions.

Furniture placement and stored items restricted our inspection in some areas.

Please note: Where walls are lined internally, for example, with plasterboard or timber, the structure behind the lining could not be tested with an electronic moisture meter.

We tested the walls indicated with a surface moisture meter. No undue readings were obtained that would indicate continuing rising dampness.

We understand that a surveyor / valuer reported high moisture readings in the walls. We suspect that he has relied on surface readings obtained with an electronic surface moisture meter. These type of readings are qualitative rather than quantitative and do not necessarily give a true picture of the dampness level within the wall.

Rising dampness is a common, naturally occurring phenomenon caused by moisture rising via capillary action into the building fabric. Most masonry building materials can be subject to rising dampness. Effects can include unsightly mineral salts, moisture staining on decorative surfaces and, in severe cases, the breakdown of wall plaster due to salt contamination. We observed none of these factors on the identified walls.

The previous damp proof course was installed from only one side of the wall (as per ENQ819598's sketch plan), causing minimal disturbance. We treated the identified walls accordingly.

After installing a damp proof course the wall will contain a considerable amount of water that must dry out. The rate at which a wall dries out is dependant on various factors such as the nature, porosity and thickness of the walling material, hygroscopic salts content and the wall finishes. Generally a wall dries out at a rate of one month for every 25mm of thickness. Externally rendered, coated or painted walls may take considerably longer to dry out.

We completed the replastering on 26th February 2026. Currently the wall masonry is in its curing phase.



Recommendations

- No further damp proof course installation work is required in the inspected areas at this time.

NOTES

- **Extent of Survey:** The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.

You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

Please read carefully the content of this report and all of its enclosures.

This survey must not be regarded as a substitute for a structural survey

GENERAL NOTES FOR CLIENT

These notes contain important information for clients and must be read in conjunction with the Survey Report. Please see the Survey Report for any variations on these General Notes.

1. Instrumental readings or moisture content.

Where we refer to instrumental readings or moisture content in our report, we will have used a resistance meter to ascertain the moisture content of timber and a carbide meter to ascertain the moisture content of mortar samples taken from the walls of the property.

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Where insulation material has been removed from a roof, it can be re-laid immediately after treatment by our Technician. If the insulation material is to be relaid by some other party, the work must be delayed until after the expiry of the appropriate safety precautions period.

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3. RISING DAMP

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raising standards in property preservation

Accreditations

▶ A long tradition

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▶ Peter Cox Products and Services



Damp Proofing



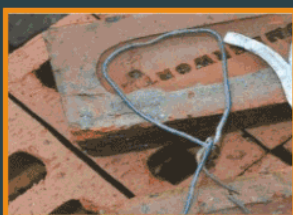
Wet & Dry Rot Control



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Cavity Wall Tie Repair



Condensation Control

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Glasgow
Leeds
Lincoln
Liverpool
Newcastle
Uxbridge



**PETER
COX**

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Survey Report & Proposal



raising standards in property preservation

Peter Cox
Edinburgh Branch Office

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1 Aquarius Court
Viking Way
Rosyth
Fife
KY11 2DW
T: 01383 420563
gl-contracts@petercox.com
www.petercox.com/edinburgh/

9th June 2026

Reference No: ENQ839944
Chris Johnston
18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

PROPERTY ADDRESS

18 Woodcroft Avenue
Flat 0-1
GLASGOW
G11 7HX

Dear Mr C Johnston

Following my survey of the above property on 8th June 2026, I am pleased to enclose our Survey Report.

In accordance with your instructions, we have confined our inspection to the areas as indicated by you. If there are any omissions or if you believe that we have misinterpreted your survey instructions we apologise and if so we would be obliged if you could inform us as soon as possible so we can rectify any problems.

This Survey Report has been sub-divided into convenient sections so that you may easily find details of the survey, our recommendations and any quotations as applicable as well as other useful information.

In the meantime, if there are any points that you wish to discuss, you can contact me using the details below.

Yours sincerely

Mark Patrick BSc MRICS CSRT CSSW

Specialist Property Preservation Surveyor
07778141306
mark.patrick@petercox.com

PROPERTY DESCRIPTION

The property is a stone-built ground floor tenement flat.

THE SURVEY

In accordance with your specific instructions, we carried out a survey of the undermentioned parts of 18 Woodcroft Avenue, Flat 0-1, GLASGOW, G11 7HX on the 8th June 2026. Our findings and recommendations are set out below and should be read in conjunction with the enclosed General Notes for clients and Health and Safety precautions.

We must draw to your attention that this survey was conducted only in those areas that we were requested to inspect. Solely to identify evidence of Wood-rotting Fungi.

NOTE: The terms left, right, front and rear are used as if facing the front elevation of the building from outside.

SURVEY

External Survey

- **PROPERTY DESCRIPTION:** The property is a stone-built ground floor tenement flat (domestic).
- **OCCUPIED STATUS:** At the time of the survey inspection, the property was occupied.
- **WEATHER CONDITIONS:** The weather conditions at the time of the inspection were mild, overcast, and dry; Temperature: 11 °c.
- The external ground level is below the internal floor level of the ground floor flat.
- Sub-floor Air Ventilation

Existing sub-floor air ventilators around the perimeter of the property appeared clear.

Restricted natural ventilation will increase the risk of wood-rotting fungi to the sub-floor timbers, causing interstitial condensation within the sub-floor and stagnation within the void.

In addition, we recommend, as essential regular maintenance, that the client arranges for air vents to the property to be cleaned out in order to maintain air flow to the sub-floor to extend the life span of the timbers.

- Breathing buildings – Good Advice

Traditional buildings are usually built of stone, brick, timber and earth held together with earth or lime-based mortars. These materials are absorbent and allow moisture to penetrate the fabric and then evaporate away harmlessly when conditions are favourable. For this reason, traditional buildings are said to 'breathe'. In such buildings, dampness is controlled by the building's ability to allow moisture to evaporate. The wind and sun aid the evaporation of water from the external surfaces whilst internal air movement through the roof covering,

walls, windows and other openings help moisture evaporate from internal surfaces. As long as the moisture can evaporate freely, the traditional performance of the structure will function as intended and the walls of the building will remain acceptably dry.

To aid this natural process, traditional buildings were carefully detailed to encourage the shedding of water from their surfaces. Features such as deep overhanging eaves, protective lime renders, lead flashings, wide gutters and sturdy plinths at ground level were used to protect the wall surfaces as much as possible. If such details are altered or unable to function, the building might be put at risk.

Modern building materials, such as hard bricks; cement-based mortars and renders; modern masonry paints; and external sealants, are specifically designed to keep moisture out of the building by providing an impervious physical barrier.

Cavity walls and cement renders protect the building from driving rain, and damp-proof courses prevent moisture rising from the ground. Used correctly in the construction of new buildings, such materials and methods are perfectly acceptable and will exclude the elements (as long as they are maintained). However, it is important to understand that these methods are rarely appropriate for older buildings.

The following summarises the differences between traditional and modern building construction:

Traditional mass wall construction:

- Relies on the mass of the wall for 'weatherproofing';
- Built with soft, porous, flexible, 'breathable' materials;
- Absorbs moisture and allows quick, natural drying;
- Relies on natural ventilation to control the internal environment and prevent condensation and mould growth, etc.

Modern cavity wall construction:

- Relies on 'waterproof' materials;
- Built with hard, impervious, and inflexible materials;
- Physical break (cavity) to prevent moisture transferring to the inside of building;

- Relies on mechanical extraction and physical ventilation to control the internal environment and prevent condensation and mould growth, etc.

Whilst it may be tempting to use impervious modern materials on old buildings, this is not recommended because there is a serious risk that the balance between water entering the fabric and water evaporating from it will be disturbed. The use of impervious materials, even as part of a diligent maintenance or repair programme, can change the way the building functions and have an adverse effect on its performance. For example, using cement renders, masonry paints, or sealants on the walls of an old building will substantially reduce its ability to allow water to evaporate. As the amount of moisture in the wall rises, the possibility of decay increases. Vulnerable materials, such as timber and soft bricks or stones, are particularly at risk. This happens because the moisture that is naturally present in the historic fabric can not escape through the hard and impervious barriers. Instead, it evaporates through the softer stone or brick accelerating the rate of decay.

- Reputable third-party contractors should regularly check and maintain / repair as necessary all gutters, down-pipes, masonry, render, painted coatings, external joinery, roof coverings, etc.

Internal Survey

Ground floor

Rear room right

Floor(s)

- The ground floor of the property is of suspended timber construction.
- REAR ROOM RIGHT

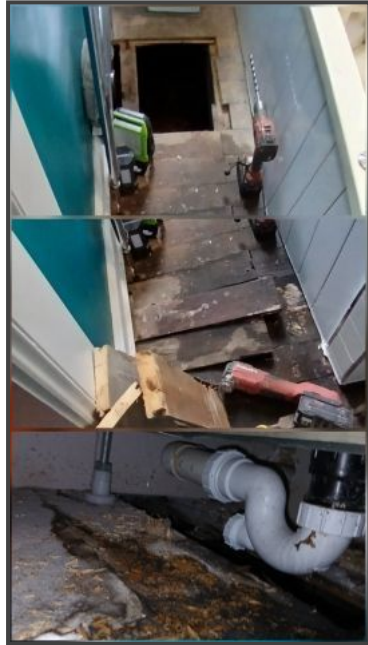
The surface of the floorboard timbers in the rear room right (bathroom) were damp stained. An ill-fitting shower screen appears to be the cause of this staining.

Where inspection was possible with the sub-floor, there was no apparent evidence of active fungal decay to the exposed timbers inspected. Moisture readings obtained with an electronic moisture meter were 12-18 %WME. This is below the threshold of where the exposed timbers would be at risk of fungal decay.

Just for your information, all wood destroying fungal attacks require moisture to germinate and grow. Fungal spores cannot germinate on timber with a moisture content less than 20%WME (Timber Moisture Content (%WME): Minimum - 21-26; Optimum - 27-55; Maximum - 56-90), therefore it is very important to ensure the timbers within the property are not damp, because a dry property is a safe property.

Wood-rotting fungi is spread by spores, which are present in most buildings. Spores are resistant to desiccation and may still be viable for germination when they are several years old. If conditions are suitable, the spore will germinate producing microscopic fungal threads called hyphae.

During the sub-floor investigative survey, the joists and wall-plates were treated in-situ using a fungicidal paste.



Recommendations

- No further treatment required to the sub-floor timbers on the basis of this inspection.

We recommend that the floor covering is not reinstated at this stage to promote the rapid drying time of the surface of the floorboards. Furthermore, that the shower screen rubber seal is renewed to prevent any further escape of water.

NOTES

- **Extent of Survey:** The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.

You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

Please read carefully the content of this report and all of its enclosures.

This survey must not be regarded as a substitute for a structural survey

GENERAL NOTES FOR CLIENT

These notes contain important information for clients and must be read in conjunction with the Survey Report. Please see the Survey Report for any variations on these General Notes.

1. Instrumental readings or moisture content.

Where we refer to instrumental readings or moisture content in our report, we will have used a resistance meter to ascertain the moisture content of timber and a carbide meter to ascertain the moisture content of mortar samples taken from the walls of the property.

2. Relaying carpets.

Where our Technicians have treated the top surface of a floor or staircase, they will protect treated areas, where necessary, so that carpets may be relaid loosely without delay. In the case of foam/synthetic backed carpets, it is inadvisable to lay these on treated floors until a period of four weeks has elapsed after treatment. For the same reason, vinyl floor coverings should not be laid until three months have elapsed.

3. Roof insulation.

Where insulation material has been removed from a roof, it can be re-laid immediately after treatment by our Technician. If the insulation material is to be relaid by some other party, the work must be delayed until after the expiry of the appropriate safety precautions period.

4. Polythene sheet below suspended timber floors.

Where we have laid polythene sheet on the oversight beneath a suspended timber floor at ground floor level, its purpose is to reduce the evaporation of water from the surface of the oversight. It is essential that the polythene sheet is not disturbed or removed from the oversight otherwise fungal decay may occur in the floor timbers.

5. Other contractors.

Where we have recommended work that is to be carried out by others, arrangements for such work are the client's responsibility. No allowance for this work is included in our quotation.

6. Water and electricity supply.

The client should ensure that there is an adequate supply of mains water and electricity available prior to the arrival of our Technician to carry out the treatments recommended in the survey report. If electricity is not available, it will be necessary for us to supply a portable generator and this will be subject to an additional charge on completion of the contract.

7. Peter Cox Insurance.

Where optional insurance is offered under the terms of a Rentokil Insurance policy, the offer will only apply to the relevant areas, which have been inspected and which are detailed within the survey report, and the category or categories of insurance cover referred to on the quotation under the heading "optional insurance".

8. Third party liability.

The survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties. Any such persons relying on the survey report do so entirely at their own risk.

HEALTH AND SAFETY PRECAUTIONS

Peter Cox Ltd has always been conscious of its health and safety responsibilities to both its clients and staff. Our prices reflect the need to ensure your safety.

The Control of Substances Hazardous to Health (COSHH) Regulations relate to the use and handling of hazardous substances, including pesticides. The law clearly defines the responsibility of companies involved in industries such as the treatment of timber and the installation of damp proof courses.

In the last few years, Peter Cox Ltd has developed a range of treatment techniques aimed at reducing the amount of pesticides and solvent used without affecting the quality of protection offered to our clients.

Our treatments are designed to cause the minimum of inconvenience and our technicians are trained to use our formulations safely and with care. All treatments have been approved for use by the Health and Safety Executive under the Control of Pesticides Regulations, where appropriate.

You should observe the warning signs that will be displayed in a prominent place before work commences.

1. Access to all work areas:- you should not enter an area whilst work is in progress.
2. Allergies:- it is recommended that people who suffer from respiratory problems, such as asthma, should not enter the property whilst work is in progress.
3. Pets:- cats, dogs, birds and other household pets should be removed from the work area.
4. Fish:- should be removed from the work area.
5. Plants:- should be removed from the work area.
6. Food and drink:- should be removed from the work area.
7. Other items:- should be protected or removed from work area, where necessary
8. Naked flames:- all naked flames (fires, pilot lights, boilers) in or adjacent to the work area should be extinguished.

You should also observe the warning signs that will be displayed in a prominent place after the work has been completed.

The type of work undertaken and the ability to ventilate the work areas will determine the time for which the safety precautions will need to apply after completion of the work. The minimum access restriction that will apply after treatment and of which you need to be aware is two hours.

However, it may be necessary to restrict access to certain areas for longer periods of time. For example, we would recommend that the minimum access restriction be extended to 24 hours for people who are known to suffer from allergies.

PETER COX LTD LONG TERM GUARANTEES

1. WOODBORING INSECT TREATMENTS

We undertake the necessary treatment should an attack by woodboring insects reoccur in the timbers treated by us. Your protection lasts for 20 years.

2. WOOD-ROTTING FUNGI TREATMENTS

We undertake any necessary treatment, including timber replacement, should an attack by wood-rotting fungi reoccur in the timbers treated or replaced by us. We ask you to keep the property in good repair so as to keep the water out. Your protection lasts 20 years.

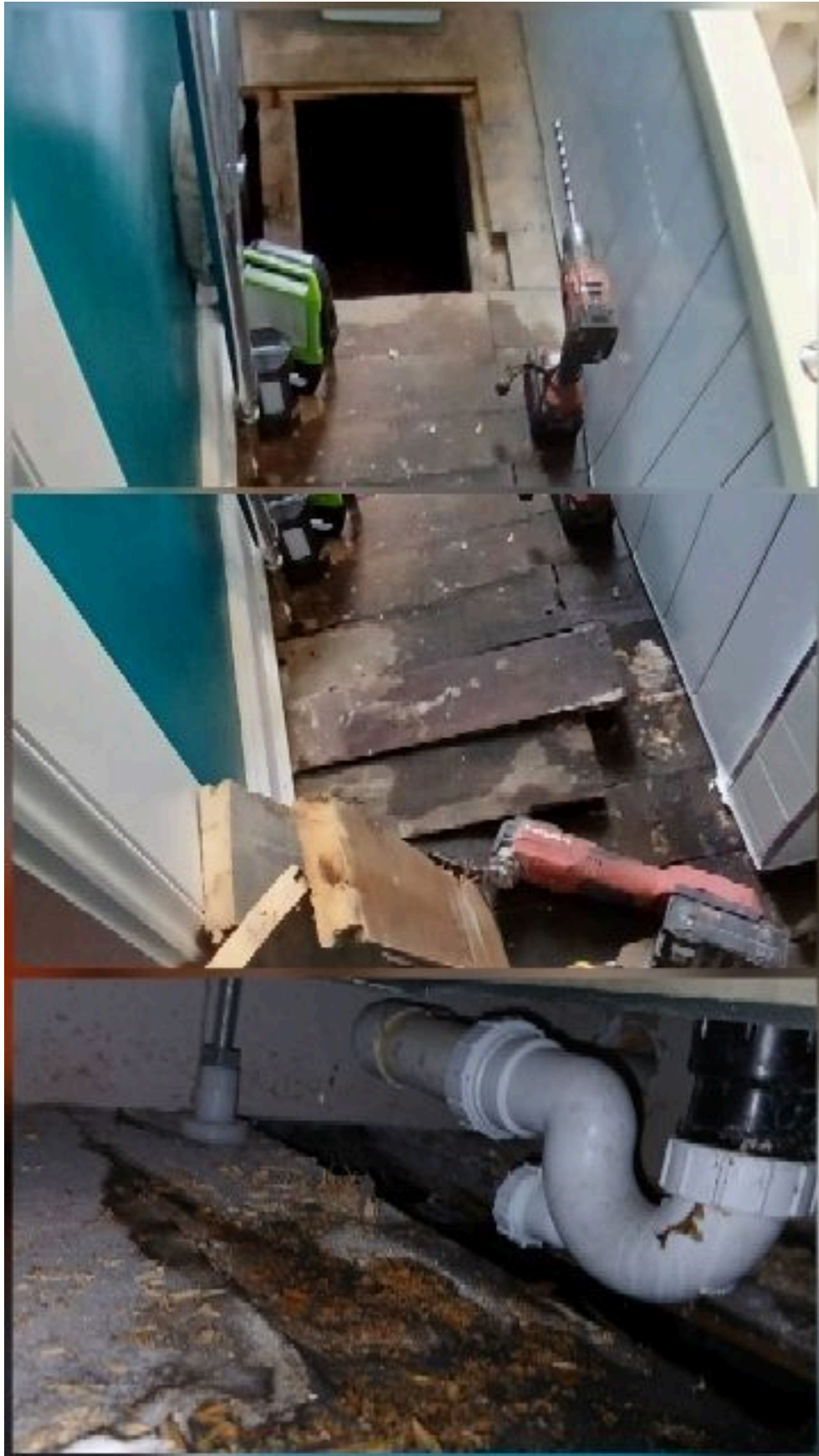
3. RISING DAMP

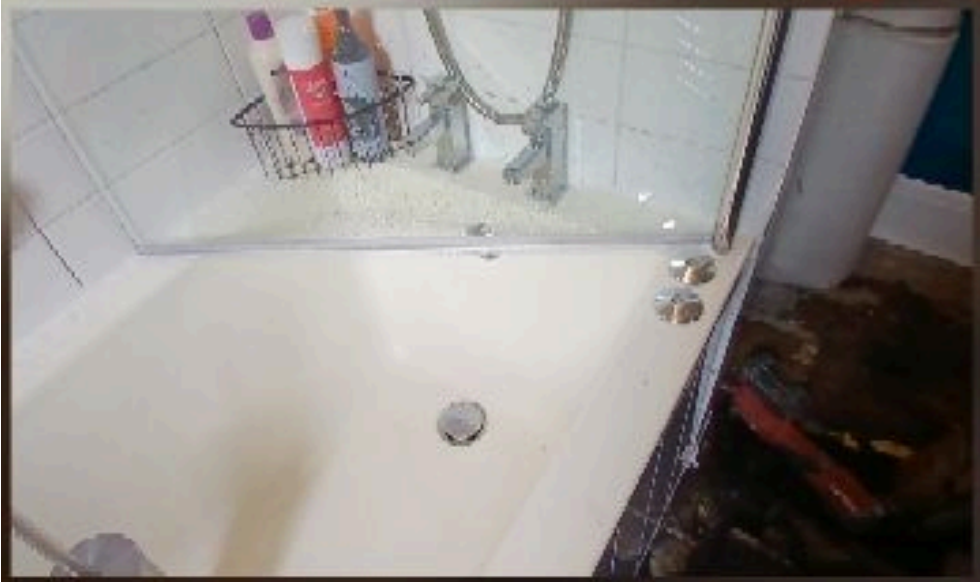
We undertake to repair our damp proof course should any defect occur in our work. Your protection lasts for 20 years.

4. WALL TIE CORROSION

We undertake to replace any of our stainless steel wall ties should they corrode. Your protection lasts 20 years.

Image Appendix 1. Survey images:







raising standards in property preservation

Accreditations

▶ A long tradition

As the experts in our field, Peter Cox aim to offer the right service and price for your needs. Over 500,000 long term guarantees, up to 20 years for some of our services, have been issued since the company was founded in 1951.

You can use our guarantee certificates with confidence if you ever wanted to sell your house, or have any future renovations.

▶ National Coverage, Local Surveyors

Peter Cox branches cover England, Scotland and Wales, meaning a branch on your doorstep and surveyors with local knowledge and expertise. With over **75** CSRT/CSTDB or CSSW qualified surveyors and **100** specially trained technicians who are directly employed, you can rely on our professionals to complete projects on time at an exceedingly high standard.

▶ Industry-leading Associations

Peter Cox are CHAS, Constructionline and Safecontractor approved.

▶ Trustmark

Peter Cox is an approved contractor under the TrustMark Scheme.

▶ ISO 9001

We have been committed to quality for many years and currently hold ISO 9001 accreditation.

▶ BS 6576:2005

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005.

▶ A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

▶ Trustpilot

We pride ourselves on being the market leaders in property preservation, and this comes from our passion for quality customer service. With over 800 reviews our customers have rated us **'Excellent'** - meaning from start to finish we are the company to trust.



▶ Peter Cox Products and Services



Damp Proofing



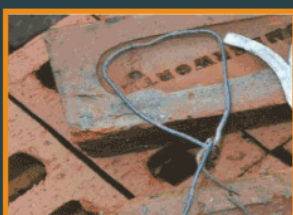
Wet & Dry Rot Control



Basement & Structural Waterproofing



Woodworm & Timber Treatments



Cavity Wall Tie Repair



Condensation Control

▶ A Nationwide Team of Experts

Manchester
Birmingham
Bristol
Edinburgh
Glasgow
Leeds
Lincoln
Liverpool
Newcastle
Uxbridge

