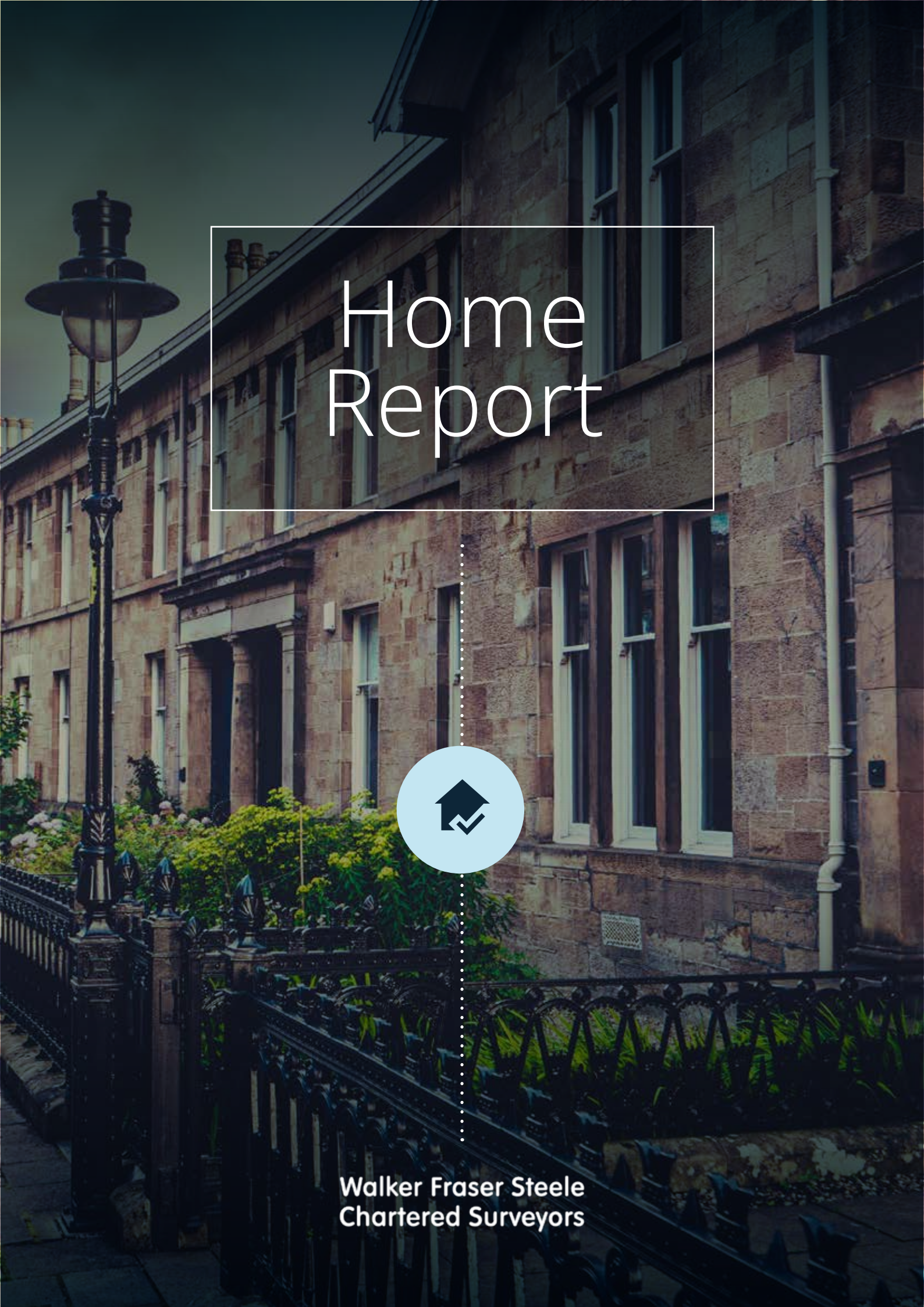
Home Report



Walker Fraser Steele
Chartered Surveyors

Single Survey

walkerfrasersteele.co.uk

Single Survey

Property Address	Flat 0/1 40 Thornwood Terrace Glasgow G11 7QZ
Customer	Mrs Laura Butler & Mr Mark Butler
Date of Inspection	22/09/2026
Prepared by	Christopher Pidgeon Walker Fraser Steele

TERMS AND CONDITIONS

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property. [1]

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as

detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the “Lender” is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the “Transcript Mortgage Valuation Report for Lending Purposes” means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the “Market Value” is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion
- the “Property” is the property which forms the subject of the Report;
- the “Purchaser” is the person (or persons) who enters into a contract to buy the Property from the Seller;
- "prospective Purchaser" is anyone considering buying the Property.
- the “Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the “Seller” is/are the proprietor(s) of the Property;
- the “Surveyor” is the author of the Report on the Property; and
- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is

made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property under report comprises a purpose built ground floor flat, contained within a four storey tenement block made up of eight separate units, with a shared entrance.
Accommodation	Ground floor: entrance vestibule, hallway, living room, kitchen, master bedroom with en suite, bedrooms 2 & 3 and a bathroom.
Gross internal floor area (sqm)	Approximately 118m2
Neighbourhood and location	The subjects are located within an established residential area where surrounding properties are varying in age, style and character. Adequate local shopping, educational and public transport facilities are available.
Age	The property is approximately 125 years old.
Weather	At the time of the inspection, it was dry and bright.
Chimney stacks	**Visually inspected with the aid of binoculars where required.** The chimneys are of a stone and brick construction, with flashings assumed to be formed in lead.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where required.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defines as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** **Roofs are prone to water penetration in extreme storms but it is not always possible for surveyors to identify this likelihood in good or dry weather. All slated roofs in particular should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.** The roof is pitched and clad in tiles. There are slate sections above the bay window projections. No sight of the rear roof slope was possible. No access into the roof void was obtained as the access hatch is above 3m and therefore outwith the scope of inspection.

Rainwater fittings	**Visually inspected with the aid of binoculars where required.** Rainwater fittings are formed in a combination of cast iron, alloy and PVC.

Main walls	**Visually inspected with the aid of binoculars where required.** **Foundations and concealed parts were not exposed or inspected.** The outer walls are of a solid stone construction with a pointed sandstone finish externally.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible. Doors and windows were not forced open.** Windows are uPVC framed double glazed units. The flats private entrance door is formed in timber.

External decorations	**Visually inspected** Painted/natural finishes.

Conservatories / porches	None

Communal areas	**Circulation areas visually inspected** There is a communal hallway and stairwell, which serves all flats in the building.
Garages and permanent outbuildings	None
Outside areas and boundaries	**Visually inspected** There are private gardens to the front and communal garden grounds to the rear, garden grounds have been finished in a combination of slabs, astroturf, decking and lawn.
Ceilings	**Visually inspected from floor level** Ceilings are formed in a combination of lath and plaster and plasterboard.
Internal walls	**Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Internal walls are formed in a combination of lath and plaster, plasterboard and plaster on hard.
Floors including sub floors	**Surface of exposed floors were visually inspected. No carpets or floor covering were lifted.** Flooring is of a suspended timber joist construction. Due to fitted floor coverings being installed, no clear sight of the flooring was possible. No sub floor inspection was undertaken.
Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The internal joinery and skirting surrounds are formed in timber. The kitchen provides a range of floor and wall mounted units.
Chimney breasts and fireplaces	**Visually inspected. No testing of the flues or fittings was carried out.** All original fireplaces have been blocked up/removed.

Internal decorations	**Visually inspected** There is a combination of painted, paper and tile finishes.

Cellars	None

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.** Mains supply. The circuit breaker distribution board is wall mounted within the hall cupboard.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.** Mains supply.

Water, plumbing and bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains water supply. Visible sections of plumbing and pipework are formed in a combination of copper and PVC. The bathroom and en suite both comprise of a three piece suites.

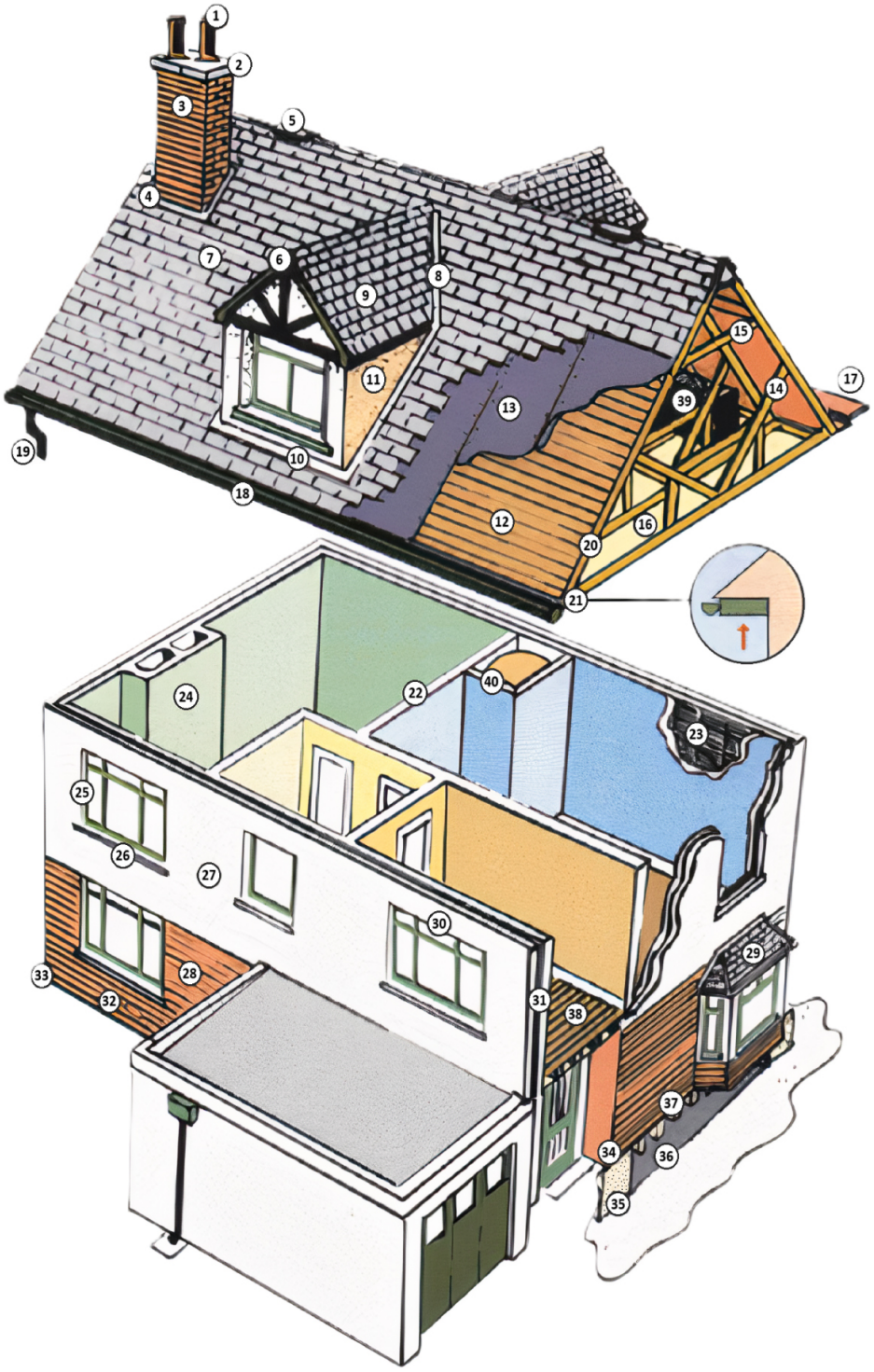
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Heating to the property is provided via a gas fired wall mounted boiler, which is located in the master bedroom, this serves hot water radiators throughout the property and also provides the hot water supply.

Drainage	**Drainage covers etc were not lifted. Neither drains nor drainage system were tested.** Drainage is assumed to be connected to the local authority mains sewer.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** The property benefits from smoke detectors. Legislation by the Scottish Government, which came into effect from February 2022, requires residential properties to have a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.

Any additional limits to inspection	Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties. The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring. In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved. Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection. My inspection of the roof covering was restricted from ground level and some parts were not visible. (Trees/surrounding buildings/site topography) partially blocked sight lines. The flat roof coverings were not visible from ground level. I was not able to inspect the sub floor area or the roof void. Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

Category 1 (1)	Category 2 (2)	Category 3 (3)
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	There is evidence of previous movement affecting the property and evidence suggests that previous structural repair works have taken place. The valuation assumes that the work was properly supervised and complies with all necessary permissions. Copies of any relevant documentation should be retained with the Title Deeds.

Dampness, rot and infestation	
Repair category:	2
Notes	At the time of inspection elevated damp meter readings were recorded to internal walls. It would be prudent to have the property fully inspected by a timber and damp specialist to ascertain the extent of the issue and have appropriate repairs carried out where necessary. It is understood that following the survey the property has been inspected by a timber and damp specialist who have outlined and undertaken a treatment programme to alleviate the issue. A copy of their report and guarantee has been attached as an additional document.

Chimney stacks	
Repair category:	2
Notes	The chimneys have been affected by weathering and staining. Repointing and refacing of the stone and brickwork is required.

Roofing including roof space	
Repair category:	2
Notes	Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair/replacement costs. The section of slate roof will require regular and careful ongoing maintenance to maintain the building in a wind and watertight condition. Eventual recovering of the slate roof should be anticipated.

Rainwater fittings	
Repair category:	2
Notes	There is evidence of corrosion/rust affecting sections of the rainwater fittings. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

Main walls	
Repair category:	2
Notes	The outer walls have been affected by weathering and staining. Repointing and refacing to the stonework is required. Vegetation growth should be removed from the external walls.

Windows, external doors and joinery	
Repair category:	1
Notes	No obvious significant defects were noted, however, the window units are of a mid aged type. The seals to older double glazed units often fail resulting in condensation between the panes of glass. This can occur without warning and may only be seen in certain weather conditions.

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

Conservatories / porches	
Repair category:	
Notes	Not Applicable

Communal areas	
Repair category:	2
Notes	Cracking was noted to the plaster finishes in the communal areas. The windows within the communal hall are of an older style. There is evidence of dampness to lower sections of the ground floor walls in the communal areas and further investigation including examination of concealed areas, should be carried out by a reputable timber/damp specialist contractor, and repairs implemented to guaranteed standards. Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building outwith the scope of our inspection and this should be confirmed.

Garages and permanent outbuildings	
Repair category:	
Notes	Not Applicable

Outside areas and boundaries	
Repair category:	2
Notes	The garden grounds have been adequately maintained although would benefit from a degree of maintenance. Repointing and refacing of the boundary walls is required. Ongoing maintenance to the boundaries should be expected.

Ceilings	
Repair category:	1
Notes	Cosmetic defects were noted to the plaster finishes. There are original features/ornate plasterwork detailing and repair of these can be expensive even if only small areas are disturbed. This often leads to more extensive repair works being necessary.

Internal walls	
Repair category:	2
Notes	Cosmetic defects were noted to the plaster finishes. Elevated damp meter readings were recorded to sections of internal walls. Please see comments under dampness rot and infestation.

Floors including sub floors	
Repair category:	1
Notes	Sections of flooring were noted to be off level/creaky in places.

Internal joinery and kitchen fittings	
Repair category:	1
Notes	Wear and tear was noted to sections of the internal joinery within particular regard given to some of the internal doors and skirting boards. It should be confirmed that internal doors with glazed panels are formed in safety glass.

Chimney breast and fire places	
Repair category:	1
Notes	Where fireplaces have been removed, there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. Disused chimneys should be capped and vented. If disused fireplaces are to be reopened further advice should be sought to ensure that the chimney flue is intact and suitable for use. Flues should ideally be swept and tested on an annual basis.

Internal decorations	
Repair category:	1
Notes	No obvious significant defects were noted.

Cellars	
Repair category:	
Notes	Not Applicable

Electricity	
Repair category:	1
Notes	It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC / SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations. It would appear the electrical system was last tested in 2023.

Gas	
Repair category:	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor. It should be verified that the gas systems have been checked by a Gas Safe engineer within the previous 12 months. Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes	Attention is required to the seal around the bath. Failures to seals can result in dampness/decay in hidden areas of the property.

Heating and hot water	
Repair category:	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Boilers and central heating systems should be tested and serviced by a Gas Safe registered engineer on an annual basis to ensure their safe and efficient operation. It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.

Drainage	
Repair category:	1
Notes	No obvious significant defects were noted.

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

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

Category 1	1
No immediate action or repair is needed.	

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

Category 3	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.	

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property

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

Unrestricted parking within 25 metres

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
It is assumed that a Property Enquiry Certificate will be exhibited and that the property has a clear Title. The Solicitor/Conveyancer must ensure that any prospective purchaser fully understands the nature, criteria and basis of a Home Report and in particular what a Home Report is and what it is not (an exhaustive Condition Report) This should be done before any prospective purchaser makes an offer for this property based on the content of this report. If the Solicitor or purchaser requires any clarification in relation to this they must contact the surveyor or familiarise themselves with the nature and criteria of this type of report. Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property. The subjects form part of a tenement block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed. The Building factor should be asked to confirm that there are no planned or outstanding repair schemes for the building containing the flat. The flat may have a common building reinstatement policy. It is understood there are factoring arrangements in place in respect of the maintenance and upkeep of communal areas. This should be verified by the completing conveyancer. The extent of any private garden grounds should be confirmed with reference to the title. Alterations have been undertaken to the property to form its present layout, this includes the creation of the en suite shower room and the relocation of the kitchen. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt. The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.

Estimated re-instatement cost (£) for insurance purposes
£665,000 It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

Valuation (£) and market comments
In its present condition and with the current state of the property market, the valuation of the property is £330,000. (Three Hundred and Thirty Thousand pounds.)

Report author:	Christopher Pidgeon
Company:	Walker Fraser Steele
Address:	First Floor, Suite 1/3, Cadell House 27 Waterloo Street Glasgow G2 6BZ
Electronically Signed By:	Christopher Pidgeon
Date of report:	02/10/2026

Mortgage Valuation

Case Details

Seller name(s):	Butler
Address line 1:	0/1
Address line 2:	40 Thornwood Terrace
Address line 3:	
Town / City:	Glasgow
County:	
Postcode:	G11 7QZ
Date of inspection (dd/mm/yyyy):	22/09/2026

Property Details

Property type:	Tenement Flat
Property style:	Purpose Built
Was the property built for the public sector?	No

Specific details for: flats & maisonettes

Floor of property:	G	Number of floors in block:	4	Number of units in block:	8	Lift available in block?	No

Tenure

Tenure:	Absolute Ownership

If Leasehold:

Unexpired term (years):		Ground rent (pa):	£

Acommodation

No. of living room(s):	1	No. of bedroom(s):	3	No. of kitchen(s):	1
No. of bathroom(s):	2	No. of WC(s):	0	No. of other room(s):	0
Description of other room(s):					
Floor area (m²):	142	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	None.
Permanent outbuildings:	None.

Construction

Wall construction:	Solid Stone
Roof construction:	Pitched tile
Approximate year of construction:	1900
Any evidence of alterations or extensions?	Yes
Alterations or extension details:	Alterations have been undertaken to the property to form its present layout, this includes the creation of the en suite shower room and the relocation of the kitchen. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

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Risks

Is there any evidence of movement to the property?	No
If yes, does this appear longstanding?	
Are there any further risk factors?	Yes
If yes, please provide details:	The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.

Services

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central heating:	Full	Drainage:	Mains		
Provide comments:					

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

Location

Location details:	The subjects are located within an established residential area where surrounding properties are predominantly similar in age, style and character. Adequate local shopping, educational and public transport facilities are available.

Roads

Road description:	Assumed to be made up and adopted.

General Remarks

During the course of inspection, undertaken in conjunction with a Home Report, the general condition of the property appeared consistent with its age and type of construction. Given the age of the building continual maintenance to the internal and external fabric can be anticipated.

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Essential Repairs

None

Mortgageability Remarks

The property forms suitable security for normal lending purposes.

Valuation

Market value in present condition:	£ 330000
Market value after essential repairs:	£
Insurance reinstatement value:	£ 665000
Retention required? No	Retention amount: £

Declaration

Surveyor name:	Christopher Pidgeon
Surveyor qualifications:	MRICS
Report date (dd/mm/yyyy):	22/09/2026
Company name:	Walker Fraser Steele
Address:	First Floor, Suite 1/3, Cadell House 27 Waterloo Street Glasgow G2 6BZ
Telephone number:	01412210442
Email address:	Enquiries@walkerfrasersteele.co.uk
Surveyor signature:	

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Energy Performance Certificate

walkerfrasersteele.co.uk

Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT 0/1, 40 THORNWOOD TERRACE, GLASGOW, G11 7QZ

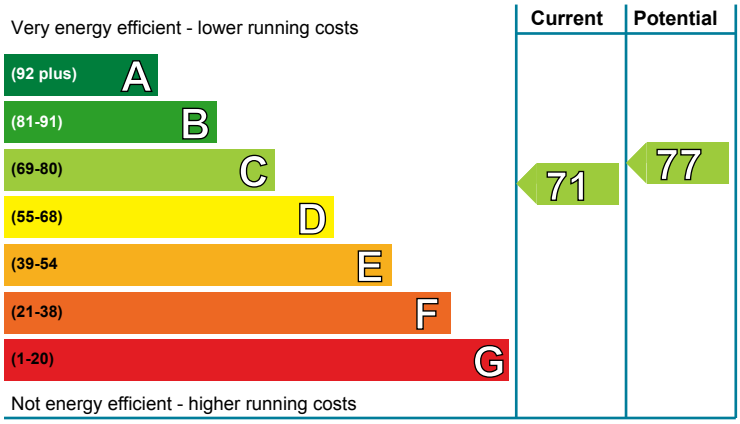
Dwelling type:	Ground-floor flat	**Reference number:**	0160-2112-5110-2926-1435
Date of assessment:	22 September 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	22 September 2026	**Approved Organisation:**	ECMK
Total floor area:	118 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	174 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£4,170**	See your recommendations report for more information
Over 3 years you could save*	**£912**	

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

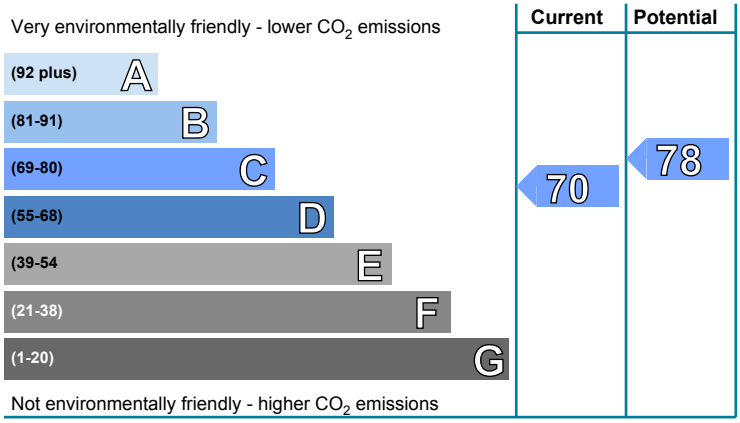


Energy Efficiency Rating

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

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band C (70)**

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	£540.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£372.00

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	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 31 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.7 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,201 over 3 years	£2,286 over 3 years	You could save £912 over 3 years
Hot water	£768 over 3 years	£771 over 3 years	
Lighting	£201 over 3 years	£201 over 3 years	
Totals	**£4,170**	**£3,258**	

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	£180	C 74	C 74
2 Floor insulation (suspended floor)	£5,000 - £10,000	£124	C 77	C 78

Choosing the right improvement package

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

energy saving trust

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

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

1 Internal wall insulation

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

2 Floor insulation (suspended floor)

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	13,123.16	N/A	N/A	N/A
Water heating (kWh per year)	2,612.43			

About this document

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

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

Assessor's name:	Chris Pidgeon
Assessor membership number:	ECMK305406
Company name/trading name:	Walker Fraser Steele
Address:	27 Waterloo Street Glasgow G2 6BZ
Phone number:	07778365638
Email address:	christopher.pidgeon@esurv.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Property Questionnaire

walkerfrasersteele.co.uk

property questionnaire

Property address	0/1, 40, Thornwood Terrace, GLASGOW, G11 7QZ

Seller(s)	Mark and Laura Butler

Completion date of property questionnaire	22/09/2026

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? 10 years
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) ● Garage — No ● Allocated parking space — No ● Driveway — No ● Shared parking — No ● On street — Yes ● Resident permit — No ● Metered parking — No

	● Other (please specify):	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	**Alterations/additions/extensions**	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? If you have answered yes, please describe below the changes which you have made:	Yes Added an ensuite within main bedroom.
	(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:	Yes Completion certificate issued by Glasgow City Council.
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:	Yes
	(i) Were the replacements the same shape and type as the ones you replaced?	No
	(ii) Did this work involve any changes to the window or door openings?	No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Single glazed windows replaced with double glazed widows Please give any guarantees which you received for this work to your solicitor or estate agent.	

7.	**Central heating**	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).	Yes Gas

	If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? Prior to ownership	
	(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: N/A	No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). N/A	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes
9.	**Issues that may have affected your property**	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it? If you have answered yes, is the damage the subject of any outstanding insurance claim?	No
b.	Are you aware of the existence of asbestos in your property? If you have answered yes, please give details:	No

10.	**Services**	

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier

	Gas or liquid petroleum gas	Yes	So Energy
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	So Energy
	Mains drainage	Yes	Scottish Water
	Telephone	No	N/A
	Cable TV or satellite	No	
	Broadband	Yes	Hyperoptic

b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:	No
	(iv) Do you have appropriate consents for the discharge from your septic tank?	
	(v) Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:	No

11.	**Responsibilities for shared or common areas**	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?	Yes Equally shared responsibility for roof and common

	If you have answered yes, please give details:	elements between the eight flats in the block.
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	Yes Equally shared responsibility for roof and common elements between the eight flats in the block.
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	No
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?	No

	If you have answered yes, please give details:	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) If you have answered yes, please give details:	No
12.	**Charges associated with your property**	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	Yes AGPM, 97 Milngavie Rd, Bearsden, Glasgow G61 2EL, Float TBC, Circa £330 per quarter
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes Yes
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. Regular maintenance costs associated with upkeep and repair of the building	
13.	**Specialist works**	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	Yes Work completed to store room wall prior to ownership.

b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details:	No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	No

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	No
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	

c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, 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

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
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Seller(s) : **Mark and Laura Butler**

Date: **22/09/2026**

Walker Fraser Steele
Chartered Surveyors

For further information, please call 0141 221 0442 or email enquiries@walkerfrasersteele.co.uk

Walker Fraser Steele
First Floor
Suite 1/3 Cadell House
27 Waterloo Street
Glasgow
G2 6BZ

GUARANTEE CERTIFICATE

10 YEAR GUARANTEE

Property Owner
0/1 40 Thornwood Terrace, Glasgow, G11 7QZ
Certificate 2618 · Issued 29/09/2026

Damp Proofing Glasgow

48 West George Street
Glasgow
G2 1BP

0141 255 1027
hello@dampproofingglasgow.com
www.dampproofingglasgow.co.uk

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www.dampproofingglasgow.co.uk

GUARANTEE DOCUMENTATION

Guarantee Certificate

Certificate confirming a 10-year guarantee on the damp proofing services listed below.

CERTIFICATE NUMBER	DATE OF ISSUE
2618	29/09/2026
CUSTOMER	**COVERAGE**
Property Owner	10 Year Guarantee
STATUS	**ISSUED**

CUSTOMER

Property Owner

PROPERTY ADDRESS

0/1 40 Thornwood Terrace, Glasgow, G11 7QZ

Works covered as listed on page 2

Dear Property Owner

We wish to express our gratitude for choosing Damp Proofing Glasgow as your preferred partner for addressing moisture-related concerns in your property. We acknowledge the responsibility that comes with this choice and assure you of our commitment to delivering dependable damp proofing solutions.

Introduction

We are honoured to serve you and to contribute towards ensuring the longevity and well-being of your property. With pride, we offer this Guarantee Certificate, which underscores our dedication to your satisfaction and highlights our pledge to deliver services that adhere to the highest standards. The following works found below are now safeguarded by our 10-year guarantee, providing you with lasting peace of mind and confidence in the solutions we provide.

Damp Proofing Glasgow
48 West George Street, Glasgow G2 1BP
0141 255 1027 · hello@dampproofingglasgow.com
www.dampproofingglasgow.co.uk

Guaranteed Services

This certificate of guarantee is issued to confirm that the following damp proofing services provided by Damp Proofing Glasgow are covered under guarantee:

A Rising Damp Treatment

10 Year Guarantee

All areas treated by us are guaranteed to remain free from issues related to capillary action rising damp. Our treatment methodologies strictly adhere to the standards established in BS6576:2005, ensuring the structural soundness of your walls and offering you reassurance.

B Damp Proof Membrane Installation

10 Year Guarantee

We assure you that all areas treated with our damp proof membrane will effectively prevent the ingress of penetrating damp. Our materials are selected for their durability and resilience, with the aim of providing consistent protection against moisture.

C Wood Boring Insect Eradication

N/A

Our guarantee encompasses the thorough eradication of wood-boring insects from all treated areas. As part of our commitment to preserving the integrity of your wooden elements and enhancing the overall stability of your property, we confidently assure that these treated areas will remain immune to any re-infestation of wood boring insects.

D Wood Rotting Fungi Removal

N/A

Our commitment extends to the thorough elimination and prevention of wood rotting fungi in treated areas. These locations will remain safeguarded against the resurgence of such infestations, protecting them from the harmful impact of fungi.

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Terms and Conditions

Guarantee period

1. This guarantee is valid for a period of 10 years from the date of completion of the specified services.

Notification and access

2. The property owner must promptly notify Damp Proofing Glasgow of any covered issues and provide us with the necessary access to inspect the property at a mutually convenient time. Damp Proofing Glasgow reserves the right to determine the method of inspection and the subsequent course of action to rectify the reported issue. Failure to comply with this notification and access requirement may result in the nullification of this guarantee.

Property maintenance

3. The property owner acknowledges and agrees that this guarantee is strictly contingent upon the property being properly maintained, including adherence to environmental and atmospheric conditions necessary for preserving the integrity of the property. The property must remain in an optimal state of repair throughout the guarantee period. Damp Proofing Glasgow shall not be held liable for any defects or issues arising from neglect, improper use, insufficient maintenance, or failure to comply with recommended care guidelines. Conditions such as, but not limited to, excessive moisture, improper ventilation, or other environmental factors that could compromise the property will be the sole responsibility of the property owner. Furthermore, this guarantee is strictly limited to areas of the property that were directly treated by Damp Proofing Glasgow and accessible at the time of treatment. Any failure to maintain these conditions may, at Damp Proofing Glasgow's sole discretion, render the guarantee null and void.

What this guarantee covers

4. The guarantee offered by Damp Proofing Glasgow solely covers the specific material components, treatments, or rectifications provided by our services. Damp Proofing Glasgow guarantees the correct installation and functionality of these components as per industry standards. Any modifications, alterations, or third-party interventions undertaken on the treated areas without explicit written consent from Damp Proofing Glasgow may result in the forfeiture of this guarantee.

Damp Proofing Glasgow
48 West George Street, Glasgow G2 1BP
0141 255 1027 · hello@dampproofingglasgow.com
www.dampproofingglasgow.co.uk

Terms and Conditions

What this guarantee does not cover

5. The property owner acknowledges and agrees that this guarantee specifically excludes any dampness, condensation, mold growth, leaks, flooding, or other issues not directly resulting from capillary action rising damp and penetrative damp within the treated areas installed by Damp Proofing Glasgow. Additionally, any damage caused by water table, drainage and land typography issues resulting in damp or damages are also excluded from coverage. Damp Proofing Glasgow shall not be held responsible for any other forms of moisture-related issues or consequential damages.

If the company ceases trading

6. In the event of unforeseen circumstances, including but not limited to the company filing for bankruptcy, taking action to wind down the company, or closing the business, affecting Damp Proofing Glasgow or any subcontractor acting on our behalf, this guarantee shall become null and void. The property owner shall not be entitled to claim any compensation or seek remedy under such circumstances.

Disputes

7. Any claim or dispute arising out of or relating to this guarantee shall be subject to alternative dispute resolution (ADR) methods, including mediation, before any legal action is pursued. The property owner agrees that in the event of a dispute, both parties shall make reasonable efforts to engage in ADR proceedings to resolve the matter. Should ADR fail to yield a satisfactory resolution, any legal action, suit, or proceeding arising out of or relating to this guarantee shall be brought in accordance with applicable laws.

Guarantee

Claims and inquiries

For guarantee claims or inquiries, please reach us at:

COMPANY	Damp Proofing Glasgow
ADDRESS	48 West George Street, Glasgow G2 1BP
PHONE	0141 255 1027
EMAIL	hello@dampproofingglasgow.com
WEB	www.dampproofingglasgow.co.uk

We value your trust and assure you of our commitment to delivering effective and reliable damp proofing solutions.

Sincerely,

Damp Proofing Glasgow