YOUR ONESURVEY

HOME REPORT

ADDRESS

Flat 5
20 Haggswood Avenue
Glasgow
G41 4RE

PREPARED FOR

Mrs Kennedy

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

Nicol Estate Agents

HOME REPORT GENERATED BY:

onesurvey HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow South - Allied Surveyors Scotland Ltd	31/08/2026
Mortgage Certificate	Final	Glasgow South - Allied Surveyors Scotland Ltd	31/08/2026
Property Questionnaire	Final	Mrs Kennedy	31/08/2026
EPC	FileUploaded	Glasgow South - Allied Surveyors Scotland Ltd	31/08/2026
Additional Documents	FileUploaded		

Important Notice:

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

PART 1.

SINGLE
SURVEY

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

Single Survey

Survey report on:

Surveyor Reference	WH/6901
Customer	Mrs Kennedy
Selling address	Flat 5 20 Haggswood Avenue Glasgow G41 4RE
Date of Inspection	31/08/2026
Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

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

- the “Property” is the property which forms the subject of the Report;

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

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

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

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

- the “Surveyor” is the author of the Report on the Property; and

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	Ground floor flat in a four storey flatted block containing twelve flats in total. No lift.
Accommodation	Ground floor: communal entrance vestibule, close and stairwell, hallway to flat, living room with veranda, three bedrooms, kitchen and bathroom with WC.
Gross internal floor area (m2)	104m sq. or thereby.
Neighbourhood and location	The subject property is located within a popular and sought after residential area. Sopping and transport facilities are available within a one mile radius.
Age	55 years old.
Weather	Dull and overcast following period of sustained heavy rainfall.
Chimney stacks	There are small chimney stack projections at roof level. Visually inspected with the aid of binoculars where required.

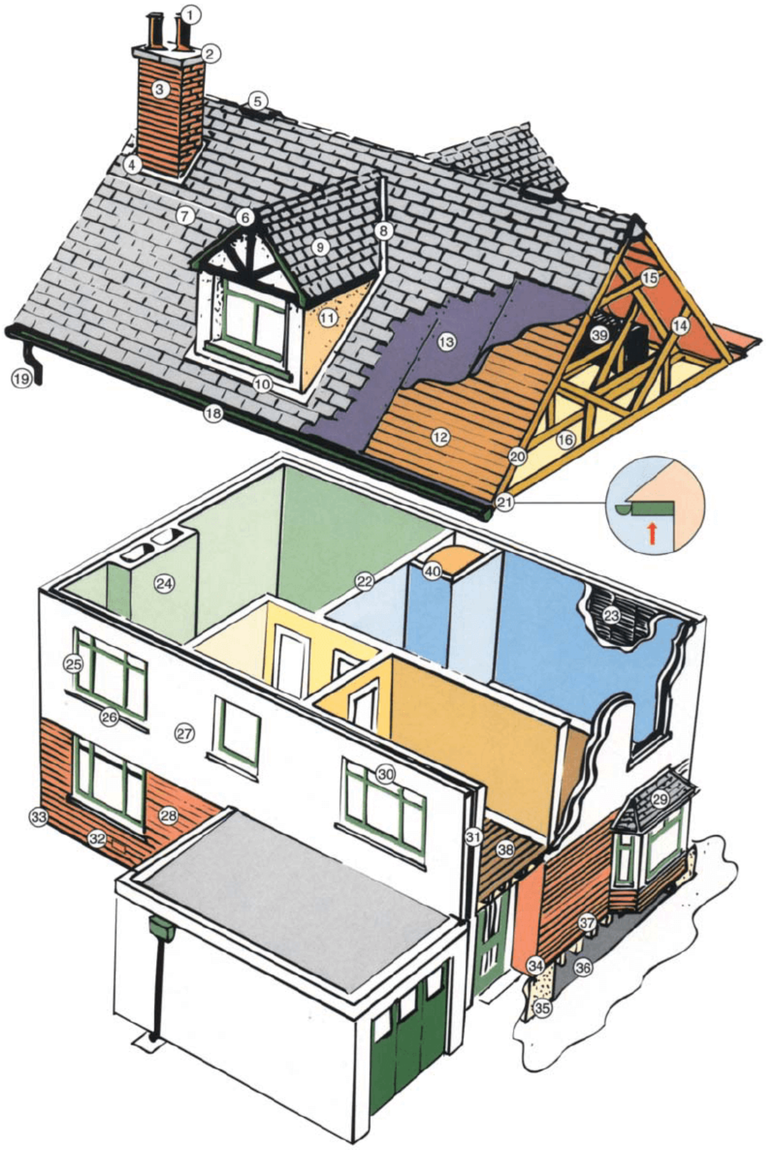
Roofing including roof space	The roof is flat and clad with felt or similar. Not inspected. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	These are mainly run internally. Visually inspected with the aid of binoculars where required.
Main walls	Cavity brick construction having a brick and render outer leaf. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Replacement UPVC double glazed units. Timber door from common entrance close/stairwell to flat under report. UPVC door to veranda. Timber and glazed front and back close doors. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.
External decorations	Paint/stain finish. Visually inspected.
Conservatories / porches	Not applicable.
Communal areas	Communal entrance vestibule, close and stairwell. Circulation areas visually inspected.

Garages and permanent outbuildings	Lock-up garage, number 17. No access gained. Brick and felt construction. Visually inspected.
Outside areas and boundaries	Garden ground to the front, side and rear. Mature trees and shrubs. Visually inspected.
Ceilings	Plasterboard design. Visually inspected from floor level.
Internal walls	Brick construction plaster on the hard both sides. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Suspended timber. No sub-floor inspection undertaken. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	Internal woodwork is typical of a property of this type and age. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	Within the living room there is a feature fireplace which is closed. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Colourwash emulsion. Visually inspected.
Cellars	None.
Electricity	Mains. Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.

Gas	Mains. Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Water, plumbing and bathroom fittings	Mains. White sanitary fittings. Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.
Heating and hot water	Wall mounted in one of the cupboards in the hallway is a Vokera central heating boiler and a foam insulated hot water cylinder. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.
Drainage	Both foul and storm drainage are assumed to be to the public sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

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

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	No obvious or serious defects noted within limitations of this inspection.

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

Chimney stacks	
Repair category:	1
Notes:	No significant visual defects noted.

Roofing including roof space	
Repair category:	2
Notes:	The roof is an older replacement and by its very nature will have a limited life.

Rainwater fittings	
Repair category:	1
Notes:	No significant visual defects noted.

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.

Main walls	
Repair category:	2
Notes:	General weathering to rendering. Old cracks and patch repairs. Efflorescent salts and moss growth were noted on brickwork.

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

External decorations	
Repair category:	1
Notes:	Satisfactory.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	No significant visual defects noted.

Garages and permanent outbuildings	
Repair category:	2
Notes:	The garage door appears to have been damaged. There is rot to the door standard. The gutter is leaking. A flat roof by its very nature will have a limited life.

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.

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

Ceilings	
Repair category:	1
Notes:	No significant visual defects noted.

Internal walls	
Repair category:	1
Notes:	No essential repairs noted.

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

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	Internal woodwork, although freshly painted, is showing general signs of wear and tear. The kitchen is also showing signs of wear and tear.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The fireplace has been closed. If this is to be reused the adequacy of the flue should be ascertained prior to any use.

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

Internal decorations	
Repair category:	1
Notes:	Fresh.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	There is a modern distribution board in one of the cupboards in the hallway and any electrical certificate should be sought as a condition of purchase. If no electrical certificate exists, then we suggest that the system is checked by a competent electrician preferably NICEIC Registered. Any recommendations made with regard to the safety of the installation should be undertaken.

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

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

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.

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

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

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
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	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
We understand that the building is managed by J B & G Forsyth. This should be confirmed in writing. There is an asbestos management survey from Chris Ferguson dated 16th July 2026. Any potential purchaser will require to satisfy themselves on this report. This report is attached as an additional document to this report. Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.
Estimated re-instatement cost (£) for insurance purposes
250,000 Two Hundred and Fifty Thousand Pounds.
Valuation (£) and market comments
250,000 Two Hundred and Fifty Thousand Pounds.

Report author:	Gary Firth, MRICS
Company name:	Glasgow South - Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Glasgow G43 1TT
Signed:	Electronically Signed: 322490-18bb5722-d7b5
Date of report:	31/08/2026

PART 2.

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.

Mortgage Valuation Report

Mortgage Valuation Report			
Property:	Flat 5 20 Haggswood Avenue Glasgow G41 4RE	Client: Mrs Kennedy Tenure: Ownership	
Date of Inspection:	31/08/2026	Reference:	WH/6901/GF/LS

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

1.0	**LOCATION**

The subject property is located within a popular and sought after residential area. Sopping and transport facilities are available within a one mile radius.

2.0	**DESCRIPTION**	**2.1 Age:**	55 years old.	

Ground floor flat in a four storey flatted block containing twelve flats in total. No lift.

3.0	**CONSTRUCTION**

External walls are of cavity brick construction.

The roof is flat and clad with felt or similar.

4.0	**ACCOMMODATION**

Ground floor: communal entrance vestibule, close and stairwell, hallway to flat, living room with veranda, three bedrooms, kitchen and bathroom with WC.

5.0	**SERVICES (No tests have been applied to any of the services)**						
Water:	Mains.	**Electricity:**	Mains.	**Gas:**	Mains.	**Drainage:**	Mains.
Central Heating:	Gas fired to water filled radiators.						

6.0	**OUTBUILDINGS**
Garage:	Lock-up garage, number 17. No access gained.
Others:	None.

7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*				
A ground floor flat currently lying vacant but appears to have been adequately maintained having regard to its age and character. The flat may benefit from some further upgrading and general maintenance repair.					
8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*				
None.					
8.1 Retention recommended:		Nil.			
9.0	**ROADS & FOOTPATHS**				
Made up road.					
10.0	**BUILDINGS INSURANCE (£):**	250,000	**GROSS EXTERNAL FLOOR AREA**	112	**Square metres**
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.				
11.0	**GENERAL REMARKS**				
The subject property will form suitable security for normal lending purposes.					
12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*				
12.1	**Market Value in present condition (£):**	**250,000**	Two Hundred and Fifty Thousand Pounds.		
12.2	**Market Value on completion of essential works (£):**				
12.3	**Suitable security for normal mortgage purposes?**	Yes			
12.4	**Date of Valuation:**	31/08/2026			
Signature:		Electronically Signed: 322490-18bb5722-d7b5			
Surveyor:	Gary Firth	MRICS		**Date:**	31/08/2026
Glasgow South - Allied Surveyors Scotland Ltd					
Office:	**246 Kilmarnock Road** **Glasgow** **G43 1TT**		**Tel: 0141 636 5345** **Fax:** **email:** glasgow.south@alliedsurveyorsscotland.com		

PART 3.

ENERGY
REPORT

A report on the energy efficiency of the property.

energy report

energy report on:

Property address	Flat 5 20 Haggswood Avenue Glasgow G41 4RE

Customer	Mrs Kennedy

Customer address	Flat 5 20 Haggswood Avenue Glasgow G41 4RE

Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT 0/3 , 20 HAGGSWOOD AVENUE, GLASGOW, G41 4RE

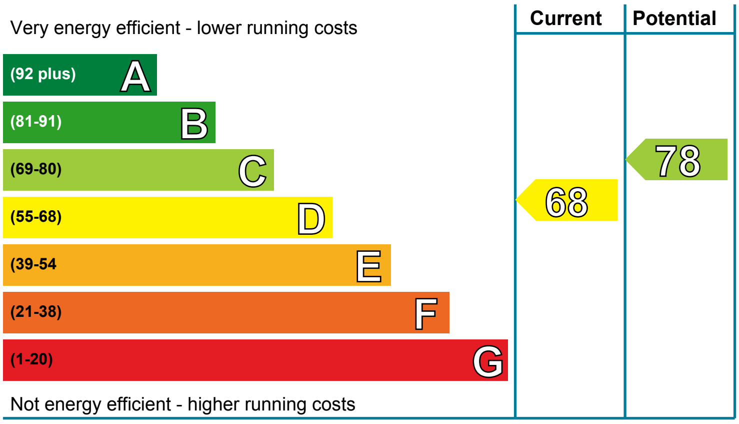
Dwelling type:	Ground-floor flat	**Reference number:**	4716-3728-7000-0409-9276
Date of assessment:	31 August 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	31 August 2026	**Approved Organisation:**	Elmhurst
Total floor area:	104 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	207 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*	**£4,173**	See your recommendations report for more information
Over 3 years you could save*	**£1,347**	

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

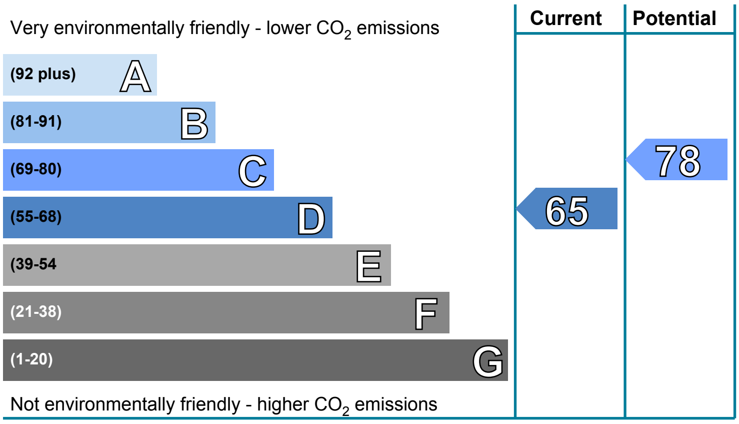


Energy Efficiency Rating

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

Your current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band D (65)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£900 - £1,500	£552.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£432.00
3 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£84.00

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	Cavity wall, as built, no insulation (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 38 kg CO_2/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.9 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 1.5 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	£3,105 over 3 years	£1,974 over 3 years	You could save £1,347 over 3 years
Hot water	£858 over 3 years	£642 over 3 years	
Lighting	£210 over 3 years	£210 over 3 years	
Totals	**£4,173**	**£2,826**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Cavity wall insulation	£900 - £1,500	£184	C 72	C 70
2	Floor insulation (suspended floor)	£5,000 - £10,000	£144	C 75	C 75
3	Add additional 80 mm jacket to hot water cylinder	£20 - £40	£28	C 76	C 75
4	Replace boiler with new condensing boiler	£2,200 - £3,500	£93	C 78	C 78

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

Choosing the right improvement package

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

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

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

1 Cavity wall insulation
Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

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.

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

4 Condensing boiler
A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

Low and zero carbon energy sources

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	11,104.69	N/A	N/A	N/A
Water heating (kWh per year)	3,393.63			

Addendum

About this document

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

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

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

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

PART 4.

PROPERTY QUESTIONNAIRE

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

Property Questionnaire

Property Address	Flat 5 20 Haggswood Avenue Glasgow G41 4RE
Seller(s)	Mrs Kennedy
Completion date of property questionnaire	31/08/2026
Note for sellers	

1.	**Length of ownership**	
	How long have you owned the property?	
	Since 8 July 2026	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please circle)	
	[ ]A [ ]B [ ]C [ ]D [x]E [ ]F [ ]G [ ]H	
3.	**Parking**	
	What are the arrangements for parking at your property?	
	(Please tick all that apply)	
	Garage	[x]
	Allocated parking space	[ ]
	Driveway	[ ]
	Shared parking	[x]
	On street	[ ]
	Resident permit	[ ]
	Metered parking	[ ]
	Other (please specify):	Plenty parking available around the flats

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)?	[x]YES [ ]NO [ ]Don't know
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[ ]YES [x]NO
6.	**Alterations/additions/extensions**	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[ ]YES [x]NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[ ]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[ ]YES [x]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[ ]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [ ]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	**Central heating**	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). *Gas*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *Do not know as never lived in property*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
9.	**Issues that may have affected your property**	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[ ]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [ ]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
10.	**Services**	

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

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

b	Is there a septic tank system at your property?	[ ]YES [x]NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	[ ]YES [ ]NO [ ]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[ ]YES [ ]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details: *Factor - J.B. & G. Forsyth Works due - repairs to front door and redecoration of hallways and stairs in October 2026*	[x]YES [ ]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: *Through Factor - J.B. & G. Forsyth*	[x]YES [ ]NO [ ]N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	[ ]YES [x]NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	[ ]YES [x]NO

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: *J.B. & G. Forsyth Property Management Services 213 West George Street Glasgow G2 2LW 0141 332 9294 No deposit held Approx. Charges unknown*	[x]YES [ ]NO
b	Is there a common buildings insurance policy?	[x]YES [ ]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	[x]YES [ ]NO [ ]Don't know
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. *Garden grooming maintenance during summer Stair cleaning Window cleaning*	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ]YES [ ]NO

	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

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

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

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	Jane Kennedy
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	31/08/2026

Asbestos Management Survey

Of

Flat 0/5 20 Haggswood Ave, Glasgow

For

Mrs Jane Kennedy

Surveyed and Prepared: Chris Ferguson CoCA

Approved by : Chris Ferguson CoCA

Executive Summary - Asbestos Identification Points
Asbestos Survey
Site : Flat 0/5 20 Haggswood Ave, Glasgow
Client : Mrs Jane Kennedy

LOC No	Location	Area Surveyed	Position	Product	Asbestos Type	Approx. Quantity	Mats RA	Priority	Normal Occ. Act.	Like of Disturb	Human Exp. Pot.	Main Activity	Overall Risk Assessment
3	Ground Level	Drying Cupboard	Gasket to old vents in drying cupboard	AG	Chrysotile	2	3	3					

The completion of this section was carried out with assistance and guidance from the occupier of the premises to ensure an accurate assessment was made.

Contents

1. Introduction

At the request of Mrs Jane Kennedy an asbestos identification survey of Flat 0/5, 20 Haggswood Avenue, Glasgow was carried out on 16th July 2026 by Mr Chris Ferguson of JS Surveys.

The scope of the works was to carry out an asbestos identification survey of the premises as defined by the client. The type, extent, risks and priorities for remediation of asbestos containing materials was to be defined via a management survey, as described in HSE publication HSG264: Asbestos: The Survey Guide.

The survey was carried out in strict accordance documented procedures.

2. Limitations of Survey

The purpose of the survey was to identify any asbestos containing materials present within the property to ensure compliance with current regulations. During the survey it was noted that the building was a brick built flat. The internal partitions were noted to be constructed of a combination of timber partitions with plasterboard panelling and brick with only asbestos identified in the form of a gasket within the drying cupboard.

During the time available, the area was thoroughly inspected. However, the survey should not be considered exhaustive. It should be noted that whilst the surveyor made every effort to examine all materials, it cannot be guaranteed that all asbestos containing materials have been located. Experience has shown that materials can vary greatly in relatively short distances from sample points. It should, therefore, not be assumed that, where materials have been analysed as asbestos free, other materials of similar appearance are also asbestos free. If there is any doubt, the surveyor must be immediately contacted for advice.

3. Asbestos Survey Strategy

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis, and therefore minimise the cost of the survey, whilst maintaining the integrity of the survey. The strategy employed is a combination of a visual inspection, a simple screening exercise and subsequent sampling of suspect materials. Where few or no samples have been taken for analysis, this would indicate that the inspection and screening process have identified one or more of wood, concrete, metal, brick, stone, plaster, plasterboard etc.

During the survey where material was suspected to contain asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area.

Where the surveyor reports a material as **non-asbestos** by visual inspection and with no analysis of samples (e.g. recently re-lagged pipework covered with metal cladding) then the client should exercise caution in interpreting the results. It is **important** to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal work carried out in the past).

It is not usually practicable to detect such residues until major disturbance of the material takes place, for example in a destructive (type 3) survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of that area be carried out before the start of work.

If there were large numbers of identical items distributed throughout the site (e.g. fuse boxes with asbestos flash pads) a single sample was taken for analysis and therefore the client must assume that identical items have the same composition as the one specified.

Where the term **"No Access"** is used, it indicates that the area specified was not accessible at the time of the survey. The client is alerted to the possibility of there being asbestos-based materials in the area. This may, therefore, require further investigation.

Only those areas described in this report have been surveyed. Areas not defined should be considered as not accessed for the purpose of this survey.

4. Sampling Strategy For Asbestos Material

The object of carrying out sampling was to identify the nature, extent and condition of any visible asbestos material.

After sampling, any friable or broken material was sealed whilst the samples were double sealed in polythene bags, which would not give rise to any dust release. Care was taken to prevent cross contamination of samples and also to ensure that sampling did not impair the structural integrity of the building or plant.

All sampling was undertaken so as to cause minimum possible potential risk to the health of the surveyor, the occupants of, and visitors to, the building and to cause minimum nuisance.

As required under the Control of Asbestos Regulations, dust release in sampling must be reduced to as low a level as is reasonably practicable. An assessment of likely dust release will dictate the need for, and the type of, precautionary measures. This may include the use of personal protective equipment, isolation of the sampling areas, wetting of the material to suppress dust release and an appropriate cleaning process. The actual strategy adopted depends on the material to be sampled e.g. friable boiler lagging or asbestos cement sewage pipes.

5. Method of Bulk Sample Analysis

At the end of the site works, any samples of material taken as part of the survey were transported back to laboratory for analysis. This laboratory is UKAS accredited for fibre sampling and identification.

6. Report Strategy Definitions

All asbestos containing materials on the site have been incorporated into a Risk Assessment Priority Rating System, which allows the client the opportunity to plan any requirements for removal or remedial action.

Implementation of the system will ensure:

(i) A safe working environment is maintained on site with respect to all asbestos materials identified.

(ii) Compliance with the appropriate Health & Safety Legislation.

A Priority Rating is assigned to each asbestos element identified on the sites surveyed. Non - asbestos elements are not assigned a priority rating. The priority rating is based on a combined assessment of the type, condition and location of the asbestos element.

All definitions in this document comply with the United Kingdom HSE publications MDHS 100: Surveying, Sampling and Assessment of Asbestos Containing Materials and HSG 227: A comprehensive guide to managing asbestos in premises.

7. Survey Type

7.1 Aim and Purpose

7.1.1 The **aim** of the survey may be for various reasons and may include any of the following:

(i) locate and categorise ACMs in terms of asbestos type;
(ii) assess the risk posed by ACMs to employees/inhabitants;
(iii) to allow recommendations to be made on how to manage identified ACMs.

7.1.2 The **purpose** of the survey may also be for various reasons and may include any of the following:

(i) assessment of risk prior to demolition;
(ii) assessment of risk prior to refurbishment;
(iii) preparation of a risk assessment for the building.

7.2 Type of Survey

There are two types of survey referred to in this procedure. They are Management Surveys and Refurbishment and Demolition Surveys.

The type of survey will vary during the lifespan of the premises and several may be needed over time. A management survey will be required during the normal occupation and use of the building to ensure continued management of the ACMs in situ. A refurbishment or demolition survey will be necessary when the building (or part of it) is to be upgraded, refurbished or demolished. It is probable that at larger premises a mixture of survey types will be appropriate, eg a boiler house due for demolition will require a refurbishment/demolition survey, while offices at the same site would have a management survey. In later years refurbishment surveys may be required in rooms or floors which are being upgraded. In sectors where there are large numbers of properties (eg domestic houses) or internal units (eg hotels), only particular rooms may be specified for upgrading, eg kitchens, bathrooms and bedrooms. Refurbishment surveys would only be necessary in these locations.

It is important that the client and the surveyor know exactly what type of survey is to be carried out and where, and what the specification will be. So there should be a clear statement and record of the type of survey that is to be carried out, including the reasons for selecting that type of survey, and where it is to be carried out.

7.2.1 Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This ‘material assessment’ will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

7.2.2 Refurbishment and Demolition Survey

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed (see paragraph 124).

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy

8. Assessment of Condition of Asbestos Elements

8.1 The condition of each asbestos element identified on site is assessed using the Material Assessment Algorithm presented in the HSE Publication MDHS 100. The risk will depend on four different parameters via. asbestos type, surface treatment, damage and product type.

8.2 Each parameter is scored as high (3), medium (2) or low (1).

8.3 Presumed or strongly presumed asbestos containing materials are scored as crocidolite (3), unless there is reasonable argument that another type of asbestos was almost always used in that type of application.

8.4 Asbestos Type

chrysotile	1
amphibole (except crocidolite)	2
crocidolite	3

8.5 Product Type

reinforced composites, vinyl plastics, resins, roof felt	1
AIB, gaskets, rope textiles	2
lagging, spray, packing	3

8.6 Surface Treatment

composite materials, reinforced plastics resins, vinyl tiles	0
enclosed spray & lagging, asbestos cement AIB exposed face encapsulated	1
unsealed AIB encapsulated spray & lagging	2
unsealed spray & lagging	3

8.7 Extent of damage/deterioration

Good condition	
No visible damage	0
Low damage	
Few scratches or surface marks	
Broken edges on boards, tiles, etc	1
Medium damage	
Significant breakage of materials	
Several small damaged areas showing loose fibres	2
High Damage	
Visible asbestos debris, delaminated materials	3

9. Material Risk Assessment

The values assigned to each of the above parameters are added together to give a total score of between 2 and 12. This figure represents the **potential** for fibre release.

Materials with scores of **10 or more** are regarded as having **high** potential.
Materials with scores between **7 and 9 are medium** potential.
Materials with scores between **5 and 6 are low** potential.
Materials with scores of **4 or less are very low** potential.

10. Assessment of Vulnerability of Each Asbestos Element

The vulnerability of each asbestos element on site was assessed. This is important as the vulnerability relates to the likelihood, or possibility, of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage is more likely in areas of constant use in comparison with areas of intermittent use.

Low vulnerability

Low vulnerability asbestos materials are those elements which are difficult to reach or damage due to being in a location which is not normally accessible, except for the purposes of maintenance, e.g. in roof space or plant room.

Medium vulnerability

Medium vulnerability asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High vulnerability

High vulnerability asbestos materials are those elements, which are within normal reach to touch or damage.

11. Priority Rating

Priority 1 - Urgent

Priority 1 asbestos materials are in a condition or location which requires urgent attention**.** **Priority 1** asbestos materials are not suited to any form of containment programme and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance of **Priority 1** materials is likely to expose personnel to elevated levels of airborne respirable asbestos fibres and also liable to spread the contamination through the building.

Priority 2 - Remedial Work Required

Priority 2 asbestos materials are in a location and/or condition which requires some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works the **Priority 2** asbestos material may be assigned a **Priority 3** rating. In the long term it is recommended that all **Priority 2** materials be removed when resources become available.

Priority 3 - Manage

Priority 3 asbestos materials are in a condition and/or location which does not give rise to significant health risk. They may be left in situ **provided the material remains undisturbed** either by routine operations or by personnel carrying out their normal daily work activities which could cause surface damage to the material. **Priority 3** is only valid if this provision is maintained. Building managers should be aware of any changes in the work activities in these areas where **Priority 3** asbestos materials are located. **Priority 3** asbestos materials would change to **Priority 1** materials if it were decided to carry out works which would require some disturbance of the asbestos materials.

All Priority Rating assessments of all asbestos materials found on the site are to be found in the Asbestos Survey Report.

APPENDIX A

ASBESTOS SURVEY REPORT SHEETS

Key to abbreviations used in the table for asbestos products:

AI	Asbestos insulation
AIB	Asbestos insulating board
AC	Asbestos cement
ABP	Asbestos bonded product
AS	Asbestos coating
AVT	Asbestos vinyl tile
AG	Asbestos gasket
NAS	No asbestos suspected
NAD	No asbestos detected (signifies sample has been analysed and found not to contain asbestos)

LOC No	Sample No	Location	Area Surveyed	Position	Product	Asbestos Type	Approximate Quantity	Surface	Vuln.	Damage	Mats RA	Priority
1		Ground Level	Coat Cupboard at front door	Ceiling Walls and Floor	NAS							
2		Ground Level	Bathroom	Ceiling Walls and Floor	NAS							
3	2	Ground Level	Drying Cupboard	Gasket to old vents in drying cupboard	AG	Chrysotile	2	1	Low	0	3	3
4		Ground Level	Drying Cupboard	Ceiling Walls and Floor	NAS							
5		Ground Level	Boiler Cupboard	Ceiling Walls and Floor	NAS							
6		Ground Level	Kitchen	Ceiling Walls and Floor	NAS							
7		Ground Level	Bedroom 1	Ceiling Walls and Floor	NAS							
8		Ground Level	Living Room	Ceiling Walls and Floor	NAS							
9		External	Balcony	Ceiling Walls and Floor	NAS							
10		Ground Level	Bedroom 2	Ceiling Walls and Floor	NAS							
11		Ground Level	Bedroom 3	Ceiling Walls and Floor	NAS							
12	1	Ground Level	Electrical Cupboard	Fuse Liner in Old Fuse Board	NAD							

APPENDIX B

SAMPLE REPORT SHEETS

IBROX
75 Loanbank Quadrant
Govan
Glasgow
G51 3HZ

9730

26-IBR-B-	2043

Certificate of Analysis for Bulk Identification

Customer Address

Chris Ferguson

Site Address

Flat 0/5, 20 Haggswood Avenue
Glasgow

Customer Order No	
Samples Submitted By	Client
Sampled By	Client
No. of Samples Submitted	2
Date Samples Submitted	16/07/2026
Date Samples Analysed	17/07/2026
Date issue	17/07/2026
Samples Analysed By	Fiona Stirton
Analyst / Authorised Signature	

DNKA Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / Bulk Analysis Procedures using an in-house method SOP02 Bulk Analysis. Retention period for samples(1 year). Records and reports are kept and are available digitally. Where the presence of Asbestos Fibres in soil analysis is required the technique used is as described in Quantification Procedures Stage 1. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled. NOTE: Results obtained relate ONLY to the items tested.

CLIENT No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments	DNKA No
1	Fuse Liner In Old Fuse Box	Composite	No Asbestos Detected		1
2	Gasket To Old Vents In Drying Cupboard	Gasket	Chrysotile		2

APPENDIX C

SAMPLE PHOTOGRAPHS

Project Details

Name: Flat 0/5 20 Haggswood Ave Glasgow

16 Jul 2026

Fuse Liner in old fuse box, Electrical Cupboard

Date: 16 Jul 2026

Sample 2 Gasket to old vents in drying cupboard

Date: 16 Jul 2026

APPENDIX D

SITE PLANS

Floor Plan, 20 Haggswood Avenue, Glasgow