YOUR ONESURVEY

HOME REPORT

ADDRESS

25 Elm Street
Glasgow
G14 9PX

PREPARED FOR

Phillida Ball

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

YATES HELLIER

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow North - Allied Surveyors Scotland Ltd	24/07/2026
Mortgage Certificate	Final	Glasgow North - Allied Surveyors Scotland Ltd	24/07/2026
Property Questionnaire	Final	Ms. Phillida Ball	
EPC	FileUploaded	Glasgow North - Allied Surveyors Scotland Ltd	03/06/2026
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.**

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

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:

Customer	Ms. Phillida Ball
Selling address	25 Elm Street Glasgow G14 9PX
Date of Inspection	24/07/2026
Prepared by	Andrew McCall, BSc (Hons) MRICS Glasgow North - 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.

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[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

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	The property is a two-storey end terrace house.
Accommodation	Ground Floor: Entrance vestibule, hallway, living room, dining room with WC apartment off, kitchen, conservatory. Half Landing: Shower room with WC. First Floor: Two bedrooms.
Gross internal floor area (m2)	The gross internal floor area of the property is approximately $104m^2$.
Neighbourhood and location	The property is situated within the Whiteinch district of Glasgow which lies to the West of the city centre. The immediately surrounding area has been developed with properties of similar age and character, and all usual residential amenities and transport links are available nearby. The property is contained within the Victoria Park Conservation Area.
Age	The property is approximately 116 years old.
Weather	At the time of the inspection, the weather conditions were overcast with showers.
Chimney stacks	The chimney stack is of brick construction with lead flashings. The chimney stacks were visually inspected with the aid of binoculars where required.

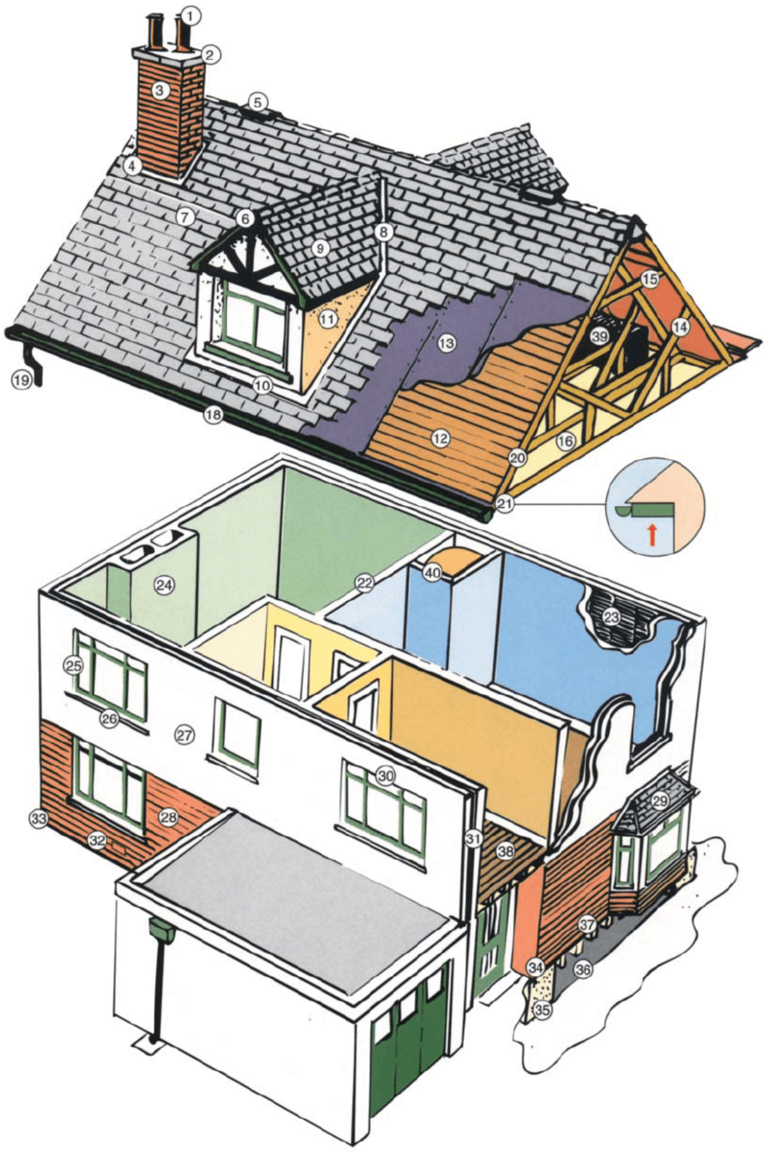
Roofing including roof space	The roof is pitched, assumed to be timber framed and covered in slates. The roof structure incorporates dormer window projections with associated lead lined valleys. Sloping roofs were visually inspected with the aid of binoculars where required. There is no accessible roof void. 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	The property is fitted with gutters constructed from alloy and uPVC materials. The downpipes are made of cast iron and uPVC. Rainwater fittings were visually inspected with aid of binoculars where required.
Main walls	The main walls are of solid brick construction, finished externally in stone facing and smooth render. Foundations and concealed parts were not exposed or inspected. Walls were visually inspected with the aid of binoculars where required.
Windows, external doors and joinery	Windows are replacement timber framed, double glazed units External doors to the property are of timber and glazed construction as well as uPVC. The external joinery, including soffits and fascias, is constructed from timber. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Windows, external doors and joinery were visually inspected.
External decorations	The external decorations at the property consist of painted surfaces. External decorations were visually inspected.
Conservatories / porches	There is a single storey conservatory to the rear. The conservatory has uPVC framed double glazed units with a mono-pitched and uPVC roof. Conservatories and porches were visually inspected.
Communal areas	Not applicable.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	There are areas of garden ground to the front and rear. The boundaries are defined by timber fencing, hedges, and railings. Outside areas and boundaries were visually inspected.
Ceilings	The ceilings in the property are constructed with multiple materials, including lath and plaster as well as plasterboard. Ceilings were visually inspected from floor level and a damp meter was used.

Internal walls	The internal wall construction in the property is a mix of plastered on the hard, lath and plaster, and plasterboard. Internal walls were visually inspected from floor level and a damp meter was used as part of the inspection method.
Floors including sub floors	The floors are predominately of suspended timber construction. The floor in the kitchen is of solid concrete construction. No accessible to the sub floor area was found. The sub floor area remains unseen. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	The internal joinery within the property is constructed from timber. The kitchen fittings in the kitchen include fitted wall units, base units, work surfaces, and a stainless steel sink. Internal joinery and kitchen fittings were visually inspected. No stored items were moved during the inspection.
Chimney breasts and fireplaces	There is a wood burning stove located in the living room. The remaining original fireplaces have been removed and sealed over. Chimney breasts and fireplaces were visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	The internal decorations identified comprise painted finishes and tiled surfaces. Internal decorations were visually inspected.
Cellars	Not applicable.
Electricity	Electricity is from the mains supply. The circuit breaker consumer unit is wall mounted in a cupboard in the entrance hall. No tests were carried out during the inspection, and a test is recommended. 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	The property is supplied with mains gas. No tests were carried out on the gas system during the inspection. Accessible parts of the system were visually inspected without removing fittings. 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. All gas appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	The property is supplied with mains water. The plumbing system comprises a mixture of PVC and copper pipework of mixed age. The shower room contains a toilet, wash-hand basin, and a shower cubicle. There is a separate WC that includes a toilet and wash-hand basin. Visual inspection of the accessible pipework, water tanks, cylinders and fittings was carried out without removing any insulation. No tests whatsoever were carried out to the system or appliances. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.
Heating and hot water	Heating and hot water in the property are provided by a gas-fired central heating system with a combination boiler. Radiators are installed as part of the heating provision, and hot water is supplied directly from the main system. 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. It is recommended good practice that gas boilers are serviced on an annual basis by an appropriately qualified person. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.
Drainage	The property is served by mains drainage, with waste water being directed to the main sewer. No tests were carried out on the drainage system. Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage was visually inspected.
Fire, smoke and burglar alarms	Smoke alarms are present within the property. These were inspected visually. 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 required to be installed prior to sale. This of course should be confirmed by your legal advisor.

Any additional limits to inspection	On the day of inspection, the property was vacant, unfurnished, and floors fully covered. 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:	Within the limits of the single site inspection no significant structural movement was noted.

Dampness, rot and infestation	
Repair category:	1
Notes:	A survey by a timber and damp specialist has been carried out on the property, which we have relied upon, and repairs have recently been completed. All relevant documentation and guarantees or warranties should be retained.

Chimney stacks	
Repair category:	1
Notes:	The chimney stack is affected by typical staining.

Roofing including roof space	
Repair category:	2
Notes:	The roof covering is original and uneven slates were noted. Slate roof coverings will require a higher degree of ongoing maintenance to maintain watertightness. This should include yearly or twice yearly checks to replace any chipped or slipped slates.

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

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

Main walls	
Repair category:	1
Notes:	Sections of soft sandstone were noted. Additionally, a cracked sub floor vent was noted to the front. Maintenance can be anticipated.

Windows, external doors and joinery	
Repair category:	1
Notes:	A stiff handle was noted to the window in the rear bedroom. Maintenance can be anticipated. Windows have no permanent ventilation. Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.

External decorations	
Repair category:	1
Notes:	Redecoration of painted finishes can be anticipated as part of a regular maintenance program.

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.

Conservatories / porches	
Repair category:	1
Notes:	No significant defects noted. Double glazing, particularly uPVC double glazing, can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	1
Notes:	Outside areas are adequately presented.

Ceilings	
Repair category:	1
Notes:	No significant defects noted to ceiling finishes. With time lath and plaster can lose stability. A degree of ongoing maintenance can be anticipated.

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 walls	
Repair category:	1
Notes:	No significant defects noted to wall finishes.

Floors including sub-floors	
Repair category:	2
Notes:	Sections of worn carpet were noted to the staircase. Replacement can be anticipated.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects noted.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The stove should be tested on an annual basis too ensure safe operating order. It is good practice to maintain ventilation at disused chimney flues to prevent a buildup of condensation.

Internal decorations	
Repair category:	1
Notes:	The property is adequately presented.

Cellars	
Repair category:	
Notes:	Not applicable.

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.

Electricity	
Repair category:	1
Notes:	No significant defects noted to visible electrics. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.

Gas	
Repair category:	1
Notes:	The valuation assumes that the gas installation complies with current regulations. All gas appliances should be subject to a regular maintenance programme by a Gas Safe registered plumber.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects noted, aside from typical wear and tear.

Heating and hot water	
Repair category:	1
Notes:	It is good practice to have a regular maintenance contract in place in respect of the heating system. The latest test certificate should be exhibited.

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.

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

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

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

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 and First
2. Are there three steps or fewer to a main entrance door of the property?	[x]YES [ ]NO
3. Is there a lift to the main entrance door of the property?	[ ]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?	[ ]YES [x]NO
7. Are all rooms on the same level with no internal steps or stairs?	[ ]YES [x]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
Alteration works have been carried out to form the ground floor WC and rear conservatory. It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent, then it has been assumed that they meet the standards required by the Building Regulations or are exempt. The property is contained within the Victoria Park Conservation Area. High moisture readings were noted to the lower gable wall in the living room and dining room. Additionally, high readings were taken to the rear lower wall between the dining room and kitchen. Further investigations have been undertaken by a licensed timber and damp specialist and necessary repairs have been identified. It it understood that the vendor will have the works carried out prior to sale. This should be confirmed prior to purchase. The property is situated within an area of known former mine workings. The valuation assumes that the usual enquiries with the Mining Remediation Authority will reveal nothing adverse. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.
Estimated re-instatement cost (£) for insurance purposes
£425,000 The estimated reinstatement cost for insurance purposes is £425,000 (Four Hundred And Twenty Five Thousand Pounds Sterling). This is for the subject property only and is given solely as a guide. It is recommended that the figure is reviewed annually and in light of any future alterations or additions to ensure that you have adequate cover. Alternatively you should seek specialist advice from your insurer.This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers are advised.
Valuation (£) and market comments
£290,000 The market value for the outright ownership interest of the property described in the report is £290,000 (Two Hundred And Ninety Thousand Pounds Sterling). This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights.

Report author:	Andrew McCall, BSc (Hons) MRICS

Company name:	Glasgow North - Allied Surveyors Scotland Ltd
Address:	Herbert House 24 Herbert Street Glasgow G20 6NB
Signed:	Electronically Signed: 315547-eed3b4eb-5e3d
Date of report:	24/07/2026

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Mortgage Valuation Report			
Property:	25 Elm Street Glasgow G14 9PX	Client: Ms. Phillida Ball Tenure: Absolute ownership	
Date of Inspection:	24/07/2026	Reference:	GG/3306/AJM

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 property is situated within the Whiteinch district of Glasgow which lies to the West of the city centre. The immediately surrounding area has been developed with properties of similar age and character, and all usual residential amenities and transport links are available nearby.

The property is contained within the Victoria Park Conservation Area.

2.0	**DESCRIPTION**	**2.1 Age:**	The property is approximately 116 years old.	

The property is a two-storey end terrace house.

3.0 CONSTRUCTION

The roof is pitched, assumed to be timber framed and covered in slates. The roof structure incorporates dormer window projections with associated lead lined valleys.

The main walls are of solid brick construction, finished externally in stone facing and smooth render.

4.0 ACCOMMODATION

Ground Floor: Entrance vestibule, hallway, living room, dining room with WC apartment off, kitchen, conservatory.

Half Landing: Shower room with WC.

First Floor: Two bedrooms.

5.0 SERVICES (No tests have been applied to any of the services)

Water:	Mains	**Electricity:**	Mains	**Gas:**	Mains	**Drainage:**	Mains
Central Heating:		Gas					

6.0 OUTBUILDINGS

Garage:	None
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 survey by a timber and damp specialist has been carried out on the property, which we have relied upon, and repairs have recently been completed. All relevant documentation and guarantees or warranties should be retained.

8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*

None noted.

8.1 Retention recommended:	N/A

9.0	**ROADS & FOOTPATHS**

Made up and assumed adopted

10.0	**BUILDINGS INSURANCE (£):**	£425,000	**GROSS EXTERNAL FLOOR AREA**	119.04	**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**

Alteration works have been carried out to form the ground floor WC and rear conservatory. It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent, then it has been assumed that they meet the standards required by the Building Regulations or are exempt.

The property is contained within the Victoria Park Conservation Area.

High moisture readings were noted to the lower gable wall in the living room and dining room. Additionally, high readings were taken to the rear lower wall between the dining room and kitchen. Further investigations have been undertaken by a licensed timber and damp specialist and necessary repairs have been identified. It it understood that the vendor will have the works carried out prior to sale. This should be confirmed prior to purchase.

The property is situated within an area of known former mine workings. The valuation assumes that the usual enquiries with the Mining Remediation Authority will reveal nothing adverse.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

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 (£):**	**£290,000**	Two Hundred And Ninety 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:**	24/07/2026		
Signature:		Electronically Signed: 315547-eed3b4eb-5e3d		
Surveyor:	Andrew McCall	BSc (Hons) MRICS	**Date:**	24/07/2026
Glasgow North - Allied Surveyors Scotland Ltd				
Office:	**Herbert House 24 Herbert Street Glasgow G20 6NB**	**Tel: 0141 337 1133 Fax: email: glasgow.north@alliedsurveyorsscotland.com**		

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report

energy report on:

Property address	25 Elm Street Glasgow G14 9PX
Customer	Ms. Phillida Ball
Customer address	25 Elm Street Glasgow G14 9PX
Prepared by	Andrew McCall, BSc (Hons) MRICS Glasgow North - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

25 ELM STREET, GLASGOW, G14 9PX

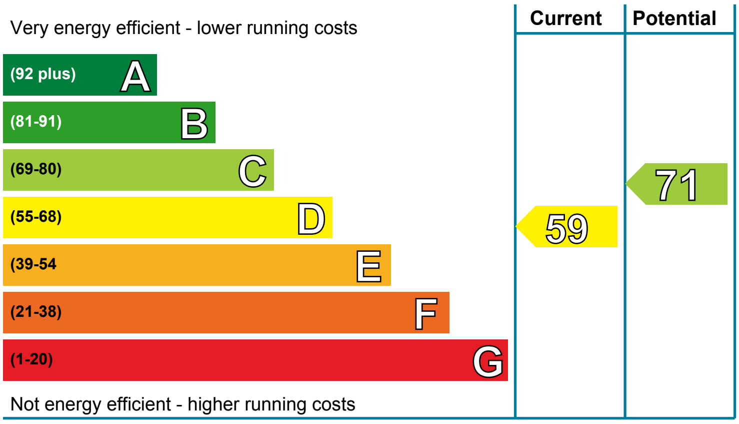
Dwelling type:	End-terrace house	**Reference number:**	9600-4893-0722-0003-1663
Date of assessment:	01 June 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	01 June 2026	**Approved Organisation:**	Elmhurst
Total floor area:	99 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	248 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*	**£5,685**	See your recommendations report for more information
Over 3 years you could save*	**£1,188**	

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

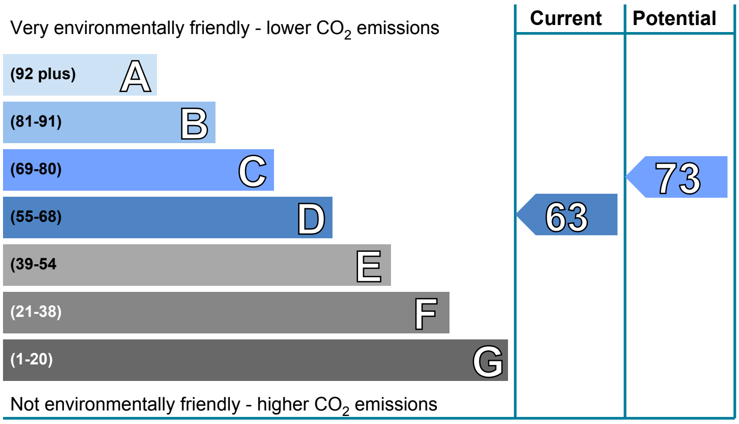


Energy Efficiency Rating

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 (59)**. 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 (63)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£912.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£276.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£672.00

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

Recommendations Report

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	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, insulated (assumed) Roof room(s), limited insulation (assumed)	★★★☆☆ ★★☆☆☆	★★★☆☆ ★★☆☆☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
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 40 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 1.1 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	£4,506 over 3 years	£3,318 over 3 years	**You could save £1,188 over 3 years**
Hot water	£972 over 3 years	£972 over 3 years	
Lighting	£207 over 3 years	£207 over 3 years	
Totals	**£5,685**	**£4,497**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal wall insulation	£7,500 - £11,000	£304	D 65	C 70
2	Floor insulation (suspended floor)	£5,000 - £10,000	£92	D 67	C 72
3	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£224	C 71	C 73

Choosing the right improvement package

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

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

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

1 Internal wall insulation

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

2 Floor insulation (suspended floor)

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

3 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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:

- Biomass secondary heating

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)	16,022.34	N/A	N/A	N/A
Water heating (kWh per year)	2,001.82			

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. Andrew McCall
Assessor membership number:	EES/024441
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	24 Herbert Street Glasgow G20 6NB
Phone number:	01413309950
Email address:	glasgow.north@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	25 Elm Street Glasgow G14 9PX
Seller(s)	Phillida Ball
Completion date of property questionnaire	
Note for sellers	

1.	**Length of ownership**
	How long have you owned the property? approx 15 years
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 [ ] Allocated parking space [ ] Driveway [ ] Shared parking [ ] On street [x] Resident permit [ ] Metered parking [ ] Other (please specify):

4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[ ]YES [ ]NO [x]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)?	[x]YES [ ]NO
	If you have answered yes, please describe below the changes which you have made: *Extra toilet downstairs. Conservatory built in the garden*	
	(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	[x]YES [ ]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?	[x]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[x]YES [ ]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): *Replacement backdoor in kitchen,new door into the conservatory, downstairs toilet and front door.* 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 fired*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *approx 4 yrs ago*	
	(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	Ecotricity
Water mains or private water supply	Y	Glasgow council
Electricity	Y	Ecotricity
Mains drainage	Y	Glasgow council
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:	[ ]YES [x]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:	[ ]YES [ ]NO [x]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:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
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.	
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?	[x]YES [ ]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. *Ceiling above the kitchen and below the bathroom was completely rebuilt when property was first bought. Wooden flooring throughout downstairs was replaced.*	
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?	[x]YES [ ]NO
	If you have answered yes, please give details: *Ceiling in kitchen was completely rebuilt.*	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ]YES [x]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):	Phillida Ball
Capacity:	[ ]Owner [x]Legally Appointed Agent for Owner
Date:	28/05/2026

raising standards in property preservation

Survey Report & Proposal

raising standards in property preservation

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9th June 2026

Reference No: ENQ839954
Yates Hellier Estate Agency
149 Hyndland Road
GLASGOW
G12 9JA

PROPERTY ADDRESS
25 Elm Street GLASGOW G14 9PX

Dear Ms J Bryson

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

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

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

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

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

Yours sincerely

Mark Patrick BSc MRICS CSRT CSSW

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

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PROPERTY DESCRIPTION

The property is a stone-built two-storey end-terraced house.

THE SURVEY

In accordance with your specific instructions, we carried out a survey of the undermentioned parts of 25 Elm Street, GLASGOW, G14 9PX on the 8th June 2026. Our findings and recommendations are set out below and should be read in conjunction with the enclosed General Notes for clients and Health and Safety precautions.

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

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

SURVEY

External Survey

• PROPERTY DESCRIPTION: The property is a stone-built two-storey end-terraced house (domestic).

• OCCUPIED STATUS: At the time of the survey inspection, the property was unoccupied.

• WEATHER CONDITIONS: The weather conditions at the time of the inspection were mild, light cloud cover, and dry; Temperature: 13.5 °c.

• The external ground level is above internal floor level.

• Sub-floor Ventilation

Adjacent high ground levels have encroached on the opening area of the sub-floor ventilation to the front elevation of the property. This may significantly reduce airflow, putting sub-floor timbers at risk from fungal decay.

We would recommend that the client give consideration to the following:

The external ground level should be lowered so that the currently partially hidden sub-floor air vents are at least 150mm above the newly excavated external ground level. This should be carried out by a reputable third-party building contractor.

Or, as a minimum, form a simple well around the vent to a depth of 250 mm beneath the vent and 200 mm on either side. Once formed, fill the well with 20mm chips, allowing for a clearance of 150mm below the air vents. This will encourage increased sub-floor ventilation and prevent groundwater from entering the sub-floor, which may be the case at this current time.

We would recommend that the client give serious consideration to the renewal of the air ventilators. We would recommend that new 9" by 6" louvre air ventilators are installed.

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

• Breathing buildings – Good Advice

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

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

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

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

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

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

Traditional mass wall construction:

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

Modern cavity wall construction:

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

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

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

• Pointing

It would appear that historic ‘patch’ repairs have been carried out to areas of masonry on the right gable wall.

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

Masonry

The apparent erosion by weathering of the stone facings is likely to have resulted in this masonry becoming porous and prone to rainwater penetration.

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

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

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

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

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

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

Internal Survey

Ground floor

Front room right

Floor(s)

• The floor of the property is suspended timber construction.

Walls

• Internal Observations

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

Our inspection was restricted due to wall coverings, base units, sanitaryware, furniture, stored items and personal belongings.

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

• Rising Dampness (Capillary Action), as per the sketch plan:

Moisture profile readings from an electronic moisture meter, corroborated by visible damp staining, appeared to suggest rising damp on walls identified on the sketch plan. This may be attributable to the apparent failure or absence of an effective damp-proof course (DPC), allowing groundwater to ascend via capillary action through the masonry.

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

Plaster and Salt Contamination: As moisture ascends, it solubilises salts from the soil and masonry, which crystallize upon evaporation within the wall fabric and plaster. Hygroscopic salts (notably chlorides and nitrates) defects facilitate ongoing moisture ingress, risking not only aesthetic and superficial damage but also long-term deterioration of the building fabric and health hazards from mould spores.

• Damp staining to the chimney wall of front room right was evident:

Inherent to chimneys and the areas around chimneys is the presence of chimney salts. These are usually deposited as a result of burning fuels. During the time that fuel materials spend in the ground, they can absorb salt minerals. When the materials are burnt, these salts and minerals are released and settled on the inside of the chimney. Over a period of years, these salts can then penetrate through the masonry of the chimney breast and onto the internal wall fabric.

The salts themselves can be either hygroscopic or deliquescent, and when present on the chimney area, they attract the moisture within a room space and can create damp patches on your chimney breast. Any staining caused by these patches, in most cases, is the result of soot and other particles that have also managed to creep through the wall over a period of years.

Typical symptoms are yellow to light brown damp patches, which may or may not be ‘salty looking’. They often come and go with damp weather, though it does not necessarily have to rain. A muggy day will be sufficient for the stains to become more clearly defined. Often, the damp stain will feel greasy to the touch. Furthermore, if there are high levels of humidity within the property, this means that once wet, drying is slow, there is plenty of time for salts to migrate through to the plaster and stay there.

There are four main causes:

1. Previous leaks (such as the (historically) defective roofing / flashings) and ingress, which allowed rainwater to soak through the chimney masonry, dissolving salts and contaminating the internal wall plaster.
2. Interstitial condensation within the chimney flue.
3. High humidity, resulting is vapour from the house penetrating the chimney, where the cooler temperature raises the Relative Humidity (%RH) to near dew point. Some of the salts derived from the chimney can become deliquescent at 85% RH, so in effect, they become liquid and are drawn through to the plaster – salts move in solution; no other way.
4. Rainwater penetration via eroded / spalled masonry and defective pointing.

• DEBRIS BRIDGING:

Common in older properties with lathe and plaster and / or dry lined wall finishes is the detachment of plaster and detritus due to age and deterioration, and in some instances movement. Over time, fragments of plaster can detach and then fall down (and/or detritus builds up) behind the lathe frame or wall fabric, causing bridging along the base of lined walls. This unwanted debris is required to be removed to prevent the bridging effect normally just above skirting board level and on the timber framing / studwork.

• Decorative damage:

- Plaster breakdown: Salt efflorescence causing bubbling, powdering, and potential structural weakening.
- Timber risk: wall fabric traming and skirting boards are vulnerable to wet rot (Coniophora puteana) and dry rot (Serpula lacrymans), with potential for rapid spread if humidity exceeds 20% wood moisture content (equivalent - %WME).

These defects facilitate ongoing moisture ingress, risking not only aesthetic and superficial damage but also long-term deterioration of the building fabric and health hazards from mould spores. We urgently recommend remedial action to safeguard the property. Delays could escalate costs and compromise habitability.

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

• Remaining Walls:

Where inspection was possible, the moisture levels in the remaining walls were below the threshold that would warrant recommending the installation of a remedial damp proof course.

Recommendations

• We have allowed for the following items:

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

PREPARATORY WORKS BY PETER COX

Prepare site for work specification as described below.

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

Where possible and deemed worthwhile, our Technicians will make use of a dust extraction unit - HILTI AIC AIR CLEANER.
The unit will be placed centrally within the work area and will extract airborne dust particles from the atmosphere that will be created from our works, meaning less clean up and a reduction in the dust particles moving throughout the property. The presence of airborne dust particles is an inhalation risk, so the use of the unit will minimise exposure to our technicians and customers. Please note that the unit will not remove all dust from the work area, and the client should still take any additional precautions within the property to prevent dust from travelling to remote areas.

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

- ANCILLARY WORK: REMOVE ELECTRICAL SOCKETS FROM TREATMENT AREAS; AND THEN REINSTATE UPON COMPLETION OF OUR WORKS.

Peter Cox is to:

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

NB - In hacking off / removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance where practical within the immediate area of our work, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. - Diligently brush down exposed masonry substrate surfaces in preparation for the CDM lining installation; removing bridging debris, salt contamination, detritus and waste material.

DAMP PROOF COURSE (DPC):

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

Our DPC can be installed (subject to access) in solid walls from one side only of the wall to be treated, causing the minimum of disturbance. Non-flammable and non-toxic fluid is used in the installation. There is therefore no fire risk, the property can remain occupied with a minimum of inconvenience to the occupants and will have no ill effects on you or occupants of the adjacent property.

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

CDM LINING SYSTEM - WALL MEMBRANE:

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

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

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

FINISHING SPECIFICATIONS:

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

plaster to the face) will be applied to the exposed masonry walls, then a bonding coat and thereafter a finishing skim coat plaster.

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

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

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

Customer Instructions

IMPORTANT INFORMATION – Client to Note

CLIENT'S RESPONSIBILITIES:

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

Preparatory Works by & Requirements of the Client:

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

This should be completed prior to our arrival on site.

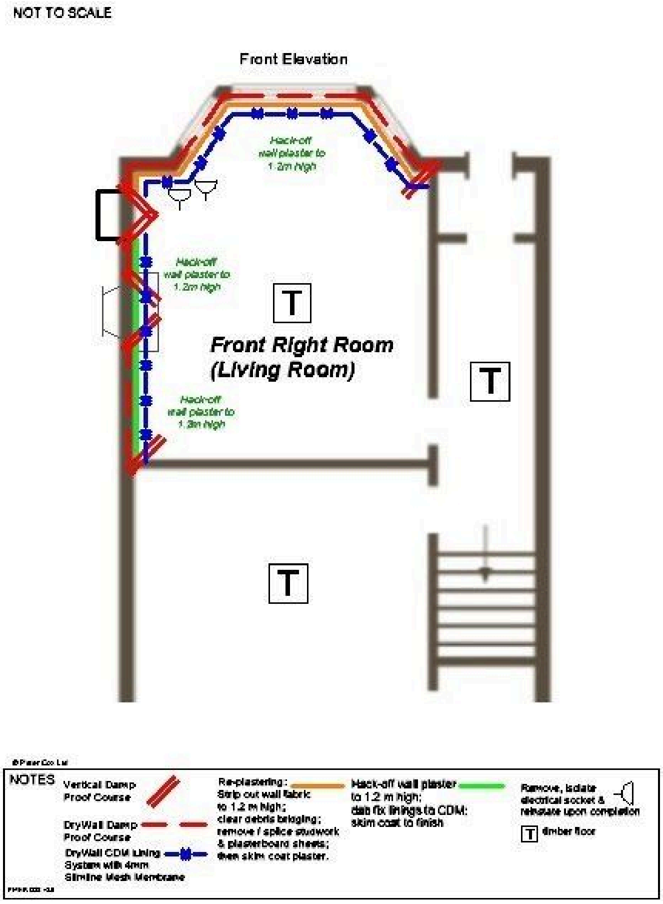
- Removal of floor coverings, furniture, stored items, personal items, and any other obstructions from the rooms specified for treatment.
- Remove any fixtures, fittings, or any other items preventing access to the areas of application.
- Carefully protect and cover any remaining furnishings and personal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

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

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

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

Appendix - Floor Plan



NOTES

• For specialist work a certificate of guarantee will be provided when the work has been completed and the account paid in full.

• After the installation of a damp proof course the wall will contain a considerable amount of water, which must dry out. The rate at which a wall dries out is dependant on various factors such as the nature, porosity and thickness of the walling material, hygroscopic salts content and the wall finishes. Generally a wall will dry out at a rate of 1 month for every 25mm of thickness. Externally rendered, coated or painted walls may take considerably longer to dry out.

• The nature of timber decay is such that it may be present in other timbers in the property that have not been inspected. We strongly advise, therefore, that further investigation be made and we shall be pleased to arrange this upon receipt of your instructions. We will then submit a supplementary report and quotation should treatment be necessary.

• In a building of this nature there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers nor have we allowed for any form of treatment to them in our quotation.

• Where carpets are removed during our work, they will be loosely re-laid on completion of our work. You will arrange for the carpets to be securely fitted at a later date.

• The work that we carry out to your property especially the removal of plaster, may result in dust finding its way into the remotest parts of the property. We will take reasonable precautions to minimise this problem wherever practical in the area of our work, and we recommend that you should also take sensible steps to protect furniture, and your other belongings elsewhere in the property. If requested our technicians will be pleased to provide you with polythene sheeting, with our compliments, for your use. We regret that we can take no responsibility for cleaning or for any damage caused by dust.

• Following plastering works, a temporary decoration such as a matt finish vapour permeable emulsion paint can be applied when the new plaster has dried out, usually in about two to four weeks after application. Final decoration should be delayed for at least a year, and the use of impermeable coatings such as gloss paint or impermeable wall coverings should be avoided.

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

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

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

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

<u>Please read carefully the content of this report and all of its enclosures.</u>
<u>This survey must not be regarded as a substitute for a structural survey</u>

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Client Ref. 19EAC588C73

Ref: ENQ839954 **Date:** 9th June 2026

Client

Yates Hellier Estate Agency
149 Hyndland Road
GLASGOW
G12 9JA

Property

25 Elm Street
GLASGOW
G14 9PX

QUOTATION	WORK REQUIRED (Excluding VAT)	VAT Amount	Total Amount Payable Incl VAT	Tick box	OPTIONAL INSURANCE	Tick box
Installation of our Damp Proof Course (DPC), DryRoom CDM Lining System, Re-plastering & Ancillary Work, as per specifications & sketch plan.	£3,760.31	£752.06	£4,512.37	[ ]		[ ]
TOTAL	**£3,760.31**	**£752.06**	**£4,512.37**		**N/A**	

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

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

Terms and Conditions apply.

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

Surveyor Signature:

Customer Signature:

Print Name..Position...

Invoice Address (If different from above)..

Date..Preferred Contact Telephone No...

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

For insurance business Peter Cox Ltd is an Appointed Representative of Rentokil Insurance Limited which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Peter Cox Ltd is registered in England & Wales with registration number 02438126 and has its registered office at Compass House, Manor Royal, Crawley, RH10 9PY

PETER COX LIMITED STANDARD TERMS AND CONDITIONS

1. THESE TERMS

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

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

2. INFORMATION ABOUT US AND HOW TO CONTACT US

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

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

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

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

3. OUR CONTRACT WITH YOU

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

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

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

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

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

4. CHANGES

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

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

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

5. PRICE AND PAYMENT

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

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

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

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

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

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

6. PROVIDING THE WORKS

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

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

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

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

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

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

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

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

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

7. GUARANTEES

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

8. CANCELLATION RIGHTS

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

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

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

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

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

9. STATUTORY RIGHTS TO CANCEL

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

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

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

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

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

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

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

10. OUR RIGHTS TO END THE CONTRACT

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

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

11. IF THERE IS A PROBLEM WITH THE WORKS

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

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

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

12. OUR LIABILITY FOR LOSS OR DAMAGE SUFFERED BY YOU

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

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

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

13. HOW WE MAY USE YOUR PERSONAL INFORMATION

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

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

14. OTHER IMPORTANT TERMS

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

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

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

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

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

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

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

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

EXPRESS REQUEST TO COMMENCE THE DELIVERY OF WORKS EARLY

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

Please commence the works within the Cooling off Period

Signed…………………………………………..

Date……………………………………………..

GENERAL NOTES FOR CLIENT

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

1. Instrumental readings or moisture content.

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

2. Relaying carpets.

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

3. Roof insulation.

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

4. Polythene sheet below suspended timber floors.

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

5. Other contractors.

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

6. Water and electricity supply.

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

7. Peter Cox Insurance.

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

8. Third party liability.

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

HEALTH AND SAFETY PRECAUTIONS

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

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

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

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

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

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

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

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

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

PETER COX LTD LONG TERM GUARANTEES

1. WOODBORING INSECT TREATMENTS

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

2. WOOD-ROTTING FUNGI TREATMENTS

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

3. RISING DAMP

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

4. WALL TIE CORROSION

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

Image Appendix 1. Survey images:




PETER COX

raising standards in property preservation

Accreditations

A long tradition

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

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

National Coverage, Local Surveyors

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

Industry-leading Associations

Peter Cox are CHAS, Constructionline and Safecontractor approved.

Trustmark

Peter Cox is an approved contractor under the TrustMark Scheme.

ISO 9001

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

BS 6576:2005

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

A Safe Contractor

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

Trustpilot

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

Trustpilot

Which? Trusted trader

Raising standards since 1951 in property preservation

Peter Cox Products and Services

Damp Proofing

Wet & Dry Rot Control

Basement & Structural Waterproofing

Woodworm & Timber Treatments

Cavity Wall Tie Repair

Condensation Control

A Nationwide Team of Experts

Manchester
Birmingham
Bristol
Edinburgh
Glasgow
Leeds
Lincoln
Liverpool
Newcastle
Uxbridge

Peter Cox Ltd • Compass House • Crawley • West Sussex • RH10 9PY • Email: enquiries@petercox.com

23 July 2026

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

Phillida Ball
37 Woodlands Street
Milngavie
GLASGOW, Lanarkshire G62 8NS

Dear Phillida Ball

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

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

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

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

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

Yours sincerely

Catherine Hill
Managing Director

Certificate No. FS14867

RISING DAMP CONTROL

Guarantee

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

Contract Number	CON148279	(To be quoted in any communication)

Client	**Property Address**
Phillida Ball 37 Woodlands Street Milngavie GLASGOW, Lanarkshire G62 8NS	25 Elm Street GLASGOW, G14 9PX

Date of Survey	09/06/2026	**Month of Completion**	July 2026

1. Pursuant to the terms of the above-mentioned contract this guarantee is issued by Peter Cox in respect of the damp-proof course work carried out in the above-named property by Peter Cox as detailed in the survey report, quotation, relevant specifications and amendments.
2. In addition Peter Cox hereby warrants for a period of 20 years from the date of completion of the work that it will, upon production of this guarantee, the survey report, the quotation and amendments, inspect the work and carry out such work as is necessary to correct any failure in the work carried out by Peter Cox, at a mutually convenient time. A sum will be required to be lodged with Peter Cox prior to an inspection. In the event of work being required under the terms of this guarantee, the sum will be refunded. In the event of no work being required under this guarantee, Peter Cox reserves the right to retain the sum lodged.
3. This guarantee will not apply:

3a. where the work has been interfered with or damaged (including, for example, bridging of the damp proof course by raising the ground level or additional building construction)

3b. where other work recommended to be carried out in our survey report has not been completed within the time and manner recommended, or within three months of completion of the work if no time has been specified

3c. where the property has not been kept in good repair

3d. to work not undertaken by Peter Cox.

3e. where the recommendations given by Peter Cox have not been complied with.

4. The owner of the property shall retain any pre-existing rights at common law or by statute notwithstanding the terms of this guarantee, which shall be regarded as in addition to and not in diminution of such rights.

Dated 23/07/2026

For and on behalf of Peter Cox Ltd

Certificate No. FS14867

RISING DAMP CONTROL

Guarantee

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

Contract Number CON148279 (To be quoted in any communication)

Client	**Property Address**
Phillida Ball 37 Woodlands Street Milngavie GLASGOW, Lanarkshire G62 8NS	25 Elm Street GLASGOW, G14 9PX

Date of Survey 09/06/2026 **Month of Completion** July 2026

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

Dated 23/07/2026 For and on behalf of Peter Cox Ltd

Please pass to the new owner when the property is sold

GUARANTEES

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

☐ the guarantee to be re-assigned

☐ copies of your contract documents including guarantees, survey reports, sketch plans, quotations which will be required in the event of a future claim

ASSIGNMENT

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

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

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

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

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

COPIES OF CONTRACT DOCUMENTS

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

GUARANTEE CLAIM

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

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

Assignment Application form overleaf

GUARANTEE ASSIGNMENT APPLICATION FORM

Contract Number	
Property	
Name of New Owner	
Address (if different)	
Contact Number	
Property Update Please give brief details of any significant alterations to the property since the Guarantee was issued.	

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

Signature	
Date	

Please return this form to:

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