

YOUR ONESURVEY HOME REPORT

ADDRESS

16 Blackwood Avenue
Newton Mearns
Glasgow
G77 5BA

PREPARED FOR

Calum McKenzie

INSPECTION CARRIED OUT BY:



SELLING AGENT:



Nicol Estate Agents

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow South - Allied Surveyors Scotland Ltd	22/07/2026
Mortgage Certificate	Final	Glasgow South - Allied Surveyors Scotland Ltd	22/07/2026
Property Questionnaire	Final	Mr. Calum McKenzie	21/07/2026
EPC	Final	Glasgow South - Allied Surveyors Scotland Ltd	22/07/2026
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.

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	WH/6616
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Customer	Mr. Calum McKenzie
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Selling address	16 Blackwood Avenue Newton Mearns Glasgow G77 5BA
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Date of Inspection	21/07/2026
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Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd
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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.



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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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	Extended detached two storey house constructed by Morrison Construction in around 1988.
Accommodation	Ground floor: entrance vestibule, hallway, sitting room, TV room, kitchen, dining room, family room and toilet with WC. Upper floor: four bedrooms and bathroom with WC.
Gross internal floor area (m2)	134m2 or thereby.
Neighbourhood and location	The subject property is located within a popular and sought after residential area. Shopping and transport facilities are available within a half mile radius.
Age	Constructed around 1988 by Morrison Construction.
Weather	Dry and sunny following period of sustained dry weather.
Chimney stacks	None.

Roofing including roof space	The roof is pitched and clad with concrete tiles. Access was gained to the apex of the roof via a hatch in the ceiling of the upper floor landing. The roof is constructed of prefabricated timber trusses. Part of the roof space has been floored for storage. Our inspection was restricted due to stored items and insulation material. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	PVC. Visually inspected with the aid of binoculars where required.
Main walls	Modern timber frame construction having a brick and render outer leaf. Dry lined internally. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Original timber casement windows fitted with hermetically sealed double glazed units. There is one modern UPVC window to the TV room. UPVC front door. Timber and glazed side door. Timber soffit and fascia boards. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.
External decorations	Paint/stain finish. Visually inspected.

Conservatories / porches	Attached at the rear is a brick and double glazed family room with a modern composite roof. Visually inspected.
Communal areas	Not applicable.
Garages and permanent outbuildings	Integral single car garage with electronic roller shutter door. Visually inspected.
Outside areas and boundaries	Garden ground to the front, side and rear which is neatly laid out and cultivated and adequately enclosed at the rear with timber fencing. Visually inspected.
Ceilings	Plasterboard design some of which are artex finished. Visually inspected from floor level.
Internal walls	Timber framed finished with plasterboard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Suspended timber. No sub floor inspection undertaken. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	Internal woodwork is typical of a property of this type and age. The kitchen has been replaced at sometime within the recent past. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	Within the sitting room there is a feature fireplace fitted with an electric fire. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Wallpaper and colourwash emulsion. Visually inspected.
Cellars	None.

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

Fire, smoke and burglar alarms	There is a burglar alarm control pad in the hallway. There are smoke alarms within the property. Visually inspected. No test whatsoever were carried out to any systems or appliances. There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required. The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022. We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.
Any additional limits to inspection	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



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

2. CONDITION

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

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

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

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

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	The roof is the original. Moss and algae growth.

Rainwater fittings	
Repair category:	1
Notes:	Appear adequately maintained.

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

Main walls	
Repair category:	1
Notes:	Some general weathering to rendering. Efflorescent salts and moss growth were noted on brickwork.

Windows, external doors and joinery	
Repair category:	1
Notes:	Windows are predominantly original and although well painted/stained are showing some signs of weathering. The modern UPVC window may be under guarantee.

External decorations	
Repair category:	1
Notes:	Fresh.

Conservatories / porches	
Repair category:	1
Notes:	No significant visual defects noted. The vendors have a structural report on the family room/conservatory. A copy of which is attached as an additional document to this report. Any potential purchaser will require to satisfy themselves on this report.

Communal areas	
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.

Garages and permanent outbuildings

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

Outside areas and boundaries

Repair category:	1
Notes:	Well maintained.

Ceilings

Repair category:	1
Notes:	No obvious or serious defects noted. Artex on ceilings has been checked by the vendors, a copy of the report/certificate is attached as an additional document to this report. Any potential purchaser will require to satisfy themselves on this point.

Internal walls

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

Floors including sub-floors

Repair category:	1
Notes:	No essential repairs noted.

Internal joinery and kitchen fittings

Repair category:	1
Notes:	The kitchen has been refitted at sometime in the past.

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.

Chimney breasts and fireplaces

Repair category:	1
Notes:	The adequacy of the electric fire should be ascertained prior to any use.

Internal decorations

Repair category:	1
Notes:	Satisfactory.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	2
Notes:	The electrical wiring system appears original and should therefore be checked, tested and upgraded by a competent electrician preferably NICEIC registered. Any recommendations made with regard to the safety of the installation should be undertaken.

Gas

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

Water, plumbing and bathroom fittings

Repair category:	1
Notes:	The sanitary fittings are modern and appear of a serviceable type.

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

Heating and hot water	
Repair category:	1
Notes:	Modern boiler. Any warranties or Gas Safety certificates should be sought as a condition of purchase.

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

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground floor.
2. Are there three steps or fewer to a main entrance door of the property?	☒ YES ☐ NO
3. Is there a lift to the main entrance door of the property?	☐ YES ☒ NO
4. Are all door openings greater than 750mm?	☐ YES ☒ NO
5. Is there a toilet on the same level as the living room and kitchen?	☒ YES ☐ NO
6. Is there a toilet on the same level as a bedroom?	☒ YES ☐ NO
7. Are all rooms on the same level with no internal steps or stairs?	☐ YES ☒ NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	☒ 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	
A modern detached villa built by Morrison Homes in around 1988 which has been extended with regard to the family room at the rear which was originally a conservatory and has now got a modern composite roof. Our valuation advice assumes that all necessary Local Authority consents have been sought and granted. This position should be clarified prior to purchase. The existence of these permissions is important to ensure that the subjects were altered and extended in accordance with the consents and regulations granted at that time. In the event that such consents do not exist we would wish to be advised as this fact may influence our opinion of the property, particularly as to its market value and its suitability for purchase. Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.	
Estimated re-instatement cost (£) for insurance purposes	
490,000 Four Hundred and Ninety Thousand Pounds.	
Valuation (£) and market comments	
430,000 Four Hundred and Thirty Thousand Pounds.	
Report author:	Gary Firth, MRICS
Company name:	Glasgow South - Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Glasgow G43 1TT
Signed:	Electronically Signed: 319545-18bb5722-d7b5
Date of report:	22/07/2026

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report

Property:	16 Blackwood Avenue Newton Mearns Glasgow G77 5BA	Client: Mr. Calum McKenzie Tenure: Ownership
Date of Inspection:	21/07/2026	Reference: WH/6616/NM

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

1.0	LOCATION						
The subject property is located within a popular and sought after residential area. Shopping and transport facilities are available within a half mile radius.							
2.0	DESCRIPTION			2.1 Age:	38 years old.		
Extended detached two storey house constructed by Morrison Construction in around 1988.							
3.0	CONSTRUCTION						
External walls are of modern timber frame construction having a brick and render outer leaf. The roof is pitched and tiled.							
4.0	ACCOMMODATION						
Ground floor: entrance vestibule, hallway, sitting room, TV room, kitchen, dining room, family room and toilet with WC.							
Upper floor: four bedrooms and bathroom with WC.							
5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains.	Electricity:	Mains.	Gas:	Mains.	Drainage:	Mains.
Central Heating:		Gas fired to water filled radiators.					
6.0	OUTBUILDINGS						
Garage:		Integral single car garage.					
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 modern detached villa built by Morrison Construction in around 1988 which has been well maintained having regard to its age and character. Some general routine maintenance repairs were noted.					
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)				
None.					
8.1 Retention recommended:			Nil		
9.0	ROADS & FOOTPATHS				
Made up road.					
10.0	BUILDINGS INSURANCE (£):	490,000	GROSS EXTERNAL FLOOR AREA	153	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				
A modern detached villa built by Morrison Homes in around 1988 which has been extended with regard to the family room at the rear which was originally a conservatory and has now got a modern composite roof. Our valuation advice assumes that all necessary Local Authority consents have been sought and granted. This position should be clarified prior to purchase.					
The property will form suitable security for normal lending purposes.					
12.0	VALUATION On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.				
12.1	Market Value in present condition (£):	430,000	Four Hundred and Thirty 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:	21/07/2026			
Signature:		Electronically Signed: 319545-18bb5722-d7b5			
Surveyor:	Gary Firth	MRICS		Date:	22/07/2026
Glasgow South - Allied Surveyors Scotland Ltd					
Office:	246 Kilmarnock Road Glasgow G43 1TT		Tel: 0141 636 5345 Fax: email: glasgow.south@alliedsurveyorsscotland.com		

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	16 Blackwood Avenue Newton Mearns Glasgow G77 5BA
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Customer	Mr. Calum McKenzie
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Customer address	16 Blackwood Avenue Newton Mearns Glasgow G77 5BA
-------------------------	--

Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

16 BLACKWOOD AVENUE, NEWTON MEARNS, GLASGOW, G77 5BA

Dwelling type: Detached house
Date of assessment: 21 July 2026
Date of certificate: 21 July 2026
Total floor area: 134 m²
Primary Energy Indicator: 155 kWh/m²/year

Reference number: 0160-2069-6030-2526-5875
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

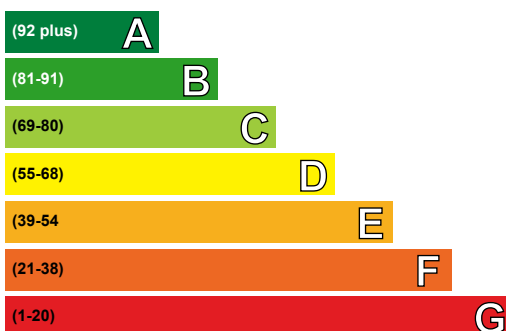
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£4,593	See your recommendations report for more information
Over 3 years you could save*	£306	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	81

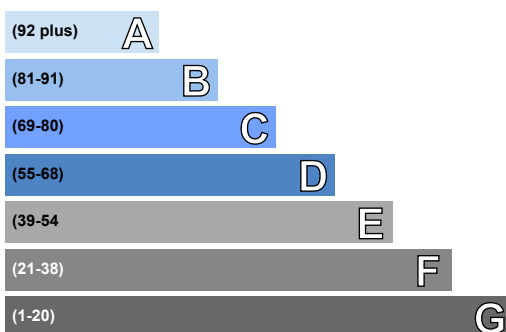
Energy Efficiency Rating

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

Your current rating is **band C (75)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
74	77

Environmental Impact (CO₂) Rating

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

Your current rating is **band C (74)**

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 Floor insulation (suspended floor)	£5,000 - £10,000	£306.00
2 Solar photovoltaic (PV) panels	£8,000 - £10,000	£654.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 28 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.8 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,606 over 3 years	£3,300 over 3 years	
Hot water	£741 over 3 years	£741 over 3 years	
Lighting	£246 over 3 years	£246 over 3 years	
Totals	£4,593	£4,287	

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 Floor insulation (suspended floor)	£5,000 - £10,000	£102		
2 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£218		

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 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.

2 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: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	12,717.93	N/A	N/A	N/A
Water heating (kWh per year)	2,977.41			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

About this document

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

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

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

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 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

16 Blackwood Avenue

Newton Mearns

Glasgow

G77 5BA

Seller(s)

Calum and Helen McKenzie

Completion date of property questionnaire

21/07/2026

Note for sellers

1.	Length of ownership
	How long have you owned the property? 29 years 8 months
2.	Council tax
	Which Council Tax band is your property in? (Please circle) ☐ A ☐ B ☐ C ☐ D ☒ 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 ☒ 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 ☐ 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 ☒ NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	☒ YES ☐ NO
	If you have answered yes, please describe below the changes which you have made: <i>Added conservatory</i>	
	(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: <i>Documents with the Lawyer</i>	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	☒ 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?	☒ YES ☐ NO
	(ii) Did this work involve any changes to the window or door openings?	☐ YES ☒ NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>New glass units fitted in 2014</i> Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	

property questionnaire

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). <i>Combi boiler for Heating and water fitted in 2020</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>New Boiler 2020</i>	
	(ii) Do you have a maintenance contract for the central heating system?	[x]YES []NO
	If you have answered yes, please give details of the company with which you have a maintenance contract <i>James Frew</i>	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). <i>April 26</i>	
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	

property questionnaire

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	octopus energy
	Water mains or private water supply	Y	Mains
	Electricity	Y	octopus energy
	Mains drainage	Y	Mains
	Telephone	Y	Virgin
	Cable TV or satellite	Y	Virgin
	Broadband	Y	Virgin
b	Is there a septic tank system at your property?		☐ YES ☒ 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: <i>Common garden area over the fence line at £60 per year for grass cutting shared with 39 other residents</i>		☒ YES ☐ NO ☐ Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:		☐ YES ☒ NO ☐ N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		☐ YES ☒ 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 ☒ 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 privately owned.) 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. <i>common area over fence that 39 house holds pay £60 per year for grass cutting</i>	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[] YES [x] NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[] YES [x] NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[] YES [] NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(ii)	Roofing	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iii)	Central heating	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iv)	National House Building Council(NHBC)	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(v)	Damp course	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☒ NO ☐ YES ☐ 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 ☒ 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 ☒ 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 ☐ NO
b	that affects your property in some other way?	☐ YES ☒ NO
c	that requires you to do any maintenance, repairs or improvements to your property?	☐ YES ☒ 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):	Calum G McKenzie
---------------	------------------

Capacity:	☒ Owner ☐ Legally Appointed Agent for Owner
-----------	---

Date:	21/07/2026
-------	------------



Your Asbestos Test Results

Your certificate is presented on the **next page**. For any enquiries or further assistance, please do not hesitate to contact us.

enquiries@asbestos-sampling.com

site address

16 Blackwood Avenue,,

reference

J226523



Nationwide
Asbestos Testing



Rapid
Accredited Results



Reducing
Project Delays

Certificate of Analysis

Client Details	Site Address	Client Reference
TYSR Limited Unit 5-6 Stump Lane Chorley Central Business Park Chorley PR6 0BL	16 Blackwood Avenue, G77 5BA	J226523

Certificate No.	J045305	Supplement to Certificate No.	
Date Samples Received	06/05/2026	Surveyor Name	TYSR Limited
Reason for Re-issue	N/A		

Analysis Requested: Examination of samples to identify the presence of asbestos fibres using a Scanning Electron Microscope (SEM) with fibre identification by Energy Dispersive X-Ray Spectroscopy (EDXS). Method: A portion of each sample was adhered to an aluminum SEM pin-stub using double-sided adhesive carbon tabs. The stub/sample was thoroughly examined by SEM/LV/HV/EDXS 35-10,000 X magnification. Each sample was scanned in a systematic way and any fibres detected were identified/classified on the basis of the morphology and elemental composition.

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result	Notes
J226523-1	BS148440	TV Room	artex ceiling	No Asbestos Detected	
J226523-2	BS148637	Bathroom	artex ceiling	No Asbestos Detected	

Analysed By	Signature	Date Analysed	Date Authorised
Faiza Naseer		06/05/2026	06/05/2026

Notes: This analysis is not designed to be Quantitative but merely to indicate the presence of asbestos fibres. Any opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. We take no responsibility for samples not taken by Microtech Sciences Limited. The results apply to the samples as received. Samples will be retained for 6 months from issue of this certificate. A copy of this certificate will be retained for 5 years.

Certificate Number	446940	Schedule 1 Form	No
Project Reference	2700		
Project Location	16 Blackwood Avenue Newton Mearns G77 5BA		
Building Warrant Number	-	Contains Conversion Work	No

Certificate of Design (Building Structures)

Structural Engineers Registration Ltd

Project Information

Project Description	Overclad of Roof		
Project Risk Group	RG1A		

Part A: Certification Declaration

I certify that, having exercised reasonable skill, care and diligence in consideration of the design proposal for the project described in the application:

- For a new building
 - The structural design complies with the Building (Scotland) Regulations 2004 (as amended) with respect to Standards 1.1 and 1.2 of Schedule 5 to Regulation 9 (see note 2)
- For an alteration and/or extension
 - The structural design complies with the Building (Scotland) Regulations 2004 (as amended) with respect to Standards 1.1 and 1.2 of Schedule 5 to Regulation 9 (see note 2)
 - The overall stability of the existing building, once completed, will not be impaired as a direct result of the alteration and/or extension
- For a conversion
 - The building, when converted in accordance with the warrant application, will comply with the requirements applicable to structure contained within Regulation 12 of the Building (Scotland) Regulations 2004 (as amended) (see note 2)
 - An assessment of the condition of the existing building has been undertaken
- Where this certificate relates to an application for a stage, the design of this stage is consistent with the design of any previously certified stages
- I am registered by the Scottish Government Building Standards Division as competent to certify the design of such work.

Note 1: This certificate has been issued in support of an application for building warrant under the Building (Scotland) Act 2003 only and must not be used or relied upon for any other purposes including under any contract to which the Certifier is not a party.

Note 2: This certificate must relate to the building regulations in force at the date the building warrant application is made.

Note 3: This certificate relates solely to the design of the building (or the design up to the stage of construction to which the certificate relates) and does not certify any aspects of construction.

Note 4: Any structural details which have yet to be designed in detail and for which a performance specification has been supplied with the building warrant application are listed in Schedule 1 accompanying this certificate.

Certificate Number	446940	Schedule 1 Form	No
Project Reference	2700		
Project Location	16 Blackwood Avenue Newton Mearns G77 5BA		
Building Warrant Number	-	Contains Conversion Work	No

Part A: To be completed by the Approved Certifier of Design	
Name	Mr Michael Thomas Kilpatrick
Certifier Registration Number	SER1-D-01360
Signature	
Date	16/02/2026
Part B: To be completed by the Certification Coordinator of the Approved Body of Design	
I confirm that the person signing Part A is an Approved Certifier of Design and is a principal in or is employed by this Body. This Body is registered by the Scottish Government Building Standards Division to provide certification services for Design (Building Structures) and employs at least 1 Approved Certifier under the Scheme. I am registered as Certification Coordinator for this Body.	
Approved Body Name	MTK Design Ltd.
Approved Body Registration Number	SER1-DB-0813
Certification Coordinator Name	Michael Kilpatrick
Signature	
Date	16/02/2026

Certificate Number	446940	Schedule 1 Form	No
Project Reference	2700		
Project Location	16 Blackwood Avenue Newton Mearns G77 5BA		
Building Warrant Number	-	Contains Conversion Work	No

List of Information Used for the Purposes of Certification

Title	Number
Existing Plan	PP/BW/JQ/001
Existing Elevations	PP/BW/JQ/002
Proposed Floor Plan	PP/BW/JQ/003
Proposed Elevations	PP/BW/JQ/004
Site Inspection Memo	62301SIM01

Signature

Name	Mr Michael Thomas Kilpatrick
Registration Number	SER1-D-01360
Signature	
Date	16/02/2026



Site Inspection Memo

Project: Conservatory Inspection at 16 Blackwood Avenue
Document No: 62301SIM01
Date of Inspection: 16th December 2025
Inspecting Engineer: Ross Vinter M.Eng (hons)

1. Introduction

The purpose of the site visit was to carry out a detailed inspection of the conservatory to allow for an assessment of the existing structure and foundations.

2. Historical Information

The conservatory was constructed in 2004 with building warrant reference number 2004/1139/EXT with the completion certificate issued for this. The conservatory roof was then upgraded in 2018, with no building warrant obtained for these alterations.

3. Observations

A duo pitched, double hipped end conservatory has been constructed to the rear of the property. The construction of both the roof and walls is standard for a building of this nature with UPVC windows and roof beams with polycarbonate panels creating the roof. Overall the structure is on good condition and performing in a satisfactory manner. The dwarf walls of the structure are in good condition and showing no significant signs of distress.

The roof has been altered and fitted with a 'solid' roof. This consists of a plastic, Tapco, style tile. The data sheet for these can be found in Appendix A. These tiles are generally supported on two layers of 50mm x 25mm battens. This is an assumption given that we cannot remove the tiles. The inside of the roof has been covered using plasterboard. These are generally secured to a single 50mm x 25mm batten. A layer of foil insulation will have been installed internally.

The conservatory was inspected both internally and externally and appears to be in excellent condition. There are no signs of cracking on the external walls and the junction between the existing house and conservatory is crack free. The windows above these walls are straight and plumb. The roof also appears to be in good condition and showing no signs of any distress.

Internally, the low-level walls have been constructed using timber studs and both these and the renovated roof structure are in good condition and free from any signs of cracking or settlement.

Given the length of time which has passed since the roof conversion was carried out, we can deem this to have been constructed in a satisfactory manner with little to no impact on the original conservatory structure.

To confirm the geometry of the foundations a small trial pit was excavated down the side wall of the building. This showed the top of the concrete to be 380mm above the external ground level, project 200mm from the face of the external wall. The foundations were found to be at least 200mm thick. The soil below the foundations is a soft to firm sandy clay with an allowable bearing capacity of 75kN/m².



The floor of the conservatory has been constructed using a suspended timber floor which appears to be well vented.

The geological mapping data for the site shows the underlying soil to consist of Till which in this area will be boulder clay over the Eaglesham lava member which is a basalt rock. There are fault lines to the north and south of the site. The site lies out with the coal authority consultation zone with no mine entries within 3km of the site. We can therefore deem the site to be minerally stable.

4. Renovated Roof

Alterations to the roof and ceiling of the existing conservatory have been carried out. This gives the roof a more solid appearance with the added advantage of insulation being added to this part of the house.

It is expected that the new roof has been constructed in two stages. Firstly, externally a series of 50mm x 25mm batons have been screwed to the existing UPVC elements and a lightweight plastic, slate effect tile installed to completely cover the roof. The data for this product can be found in Appendix A of this report. Secondly, the internal roof has also been covered. This is expected to have been formed using further timber batons, Superfoil insulation and 12.5mm plasterboard finishes. Nothing within the existing roof structure is either removed or altered and these alterations exert additional dead weight to both the structure and the foundations.

Calculations, within Appendix B, show that this additional weight is 0.310kN/m² which exerts an additional 0.15kN/m² of pressure onto the soil below which is an insignificant amount and will have little to effect on the performance of the foundations.

The small, additional load acting upon the roof will also have insignificant effect on the performance of the overall structure. These additional loads will be transferred through the existing main structural elements into the dwarf walls and onto the foundations.



5. Conclusions & Recommendations

An inspection of an existing conservatory conversion was conducted. This was accompanied by a review of the existing building drawings and a series of calculations in order to determine the overall impact on the structural and foundations. The renovations to the existing roof consisting of over the over cladding of the existing PVC roof to be covered using a plastic effect tile externally with insulation and plasterboard internally. The additional weight acting upon the structure is only 31.0kg/m².

Calculations show that these alterations will exert approximately 0.16kN/m² of additional pressure of the soil below the foundations. This is insignificant and will have no effect on the structures performance. The additional, small, roof load will be transferred to the foundations via the existing structural elements.

Signed:

Ross Vinter M.Eng (hons)

Date:



Appendix A – Tile Datasheet



NBS Source
PARTNER

specified by
a product of CAUSEWAY



CE 16



Being lightweight, low pitch, easy to install and virtually indestructible, there is no other choice for your conservatory roof than market-leading TapcoSlate

Not only does your conservatory roof have to keep out the harsh elements, but it also has to look great too! With its outstanding, natural looks, low waste and unbreakable qualities, TapcoSlate has always been a perfect fit for conservatories. It is easy to install, easy to cut and shape, and its 40-year warranty gives you the peace-of-mind needed from a company that has been trading since 1961. TapcoSlate's 16 different tile moulds make sure that your roof has a natural, non-repeated look, just like natural slate, but at a quarter of the weight – saving costs on materials and installation times.

- Lightweight – as low as 12kg per m²
- Authentic slate appearance – combines the beauty of slate with modern technology
- Can be fitted to roof pitches of 12° and upwards on both felt & batten and fully-boarded applications
- No breakages – will not crack, split or break if dropped or walked upon
- Built-in camber for tighter fit
- Easy to install with pre-marked nailing and exposure guides, plus horizontal spacers
- BRE testing for wind-driven rain found TapcoSlate to perform much stronger than all equivalent materials tested
- Random Edges and patterns with constant colour throughout
- No sorting, clipping or drilling
- Fully tested to BBA Standards, including fire, wind, driven snow & rain, and water absorption
- Not made from recycled materials but from virgin limestone and polypropylene for colour vibrancy
- 40-year warranty from a respected, well-established company

A Choice of Amazing Slate Colours!



STONE BLACK | 801

PEWTER GREY | 804

RED ROCK | 809

OLIVE GREEN | 814

PLUM | 706

BRICK RED | 709

CHESTNUT BROWN | 712

COACHMAN MIX | 790

All colours shown are stocked in the UK. Our colour samples are always **FREE OF CHARGE!!** so contact us today to request yours.

Features and Benefits

COMPOSITION AND MANUFACTURING

- Advanced composite polymer blend 'UV' inhibitors, blockers and absorbers, achieving an extremely LOW-MAINTENANCE product.
- Colours are vibrant and controlled by using a blend of 100% virgin resins and limestone.
- State-of-the-art moulding process produces a unique natural slate appearance on each tile.
- A more natural colouring is created by blending-in colour during the forming process.

STABILITY – DIMENSIONAL AND 'UV'

- Product formulation results in minimal in-service product expansion/contraction on the roof.
- The 'UV' package allows the tile to weather evenly, just like natural slate.
- The colours are consistent from bundle-to-bundle, pallet-to-pallet, and therefore job-to-job.
- Product temperature for TapcoSlate should be conditioned to 7°C

PRODUCT DESIGN

- The product's camber design provides tight surface contact at the leading edge against wind and rain.
- Does not "flap in the wind", crack or delaminate, and is low-maintenance.
- Spacer tabs and centre marks eliminate the need to estimate keyway spacing.
- Nail/screw target provides fastener support to the deck surface.
- Dimensions are consistent from roof tile to roof tile.



RATINGS



BBA certification is recognised by architects, building planners, Local Authorities, contractors and inspectors as the leading impartial product approval and certification body in the market. BBA certificates are awarded to products in the construction sector after having passed a series of comprehensive and rigorous assessments which are tailored to the individual needs of the manufacturer and in line with building specification guidelines.



The **European Technical Assessment (ETA)** is an alternative for construction products not covered by a harmonised standard. It is a document providing information on their performance assessment. The procedure is established in the Construction Products Regulation and offers a way for manufacturers to draw up the Declaration of Performance and affix the **CE marking**. It contributes to the free movement of construction products and the creation of a strong Single Market.



Driving rain tests were carried out by **BRE** to determine the performance of TapcoSlate Classic to wind driven rain. The testing was carried out to the requirements of EN15601 at 12° and 14°. The tests' main conclusions were: TapcoSlate Classic, when tested at a roof pitch of 14°, perform better than the reference products they are compared with; and at a roof pitch of 12° the slates are expected to perform satisfactory under wind driven rain. As the roof pitch increases the weathertightness performance of tiles and slates tends to improve. Therefore, it is expected that TapcoSlate Classic will also perform satisfactorily at pitches steeper than 12°.



A **United Kingdom Technical Assessment (UKTA)** is the means for non-harmonised products to achieve UKCA Marking. The UKTA is the UK equivalent of ETA's (European Technical Assessments) for non-harmonised products to achieve CE Marking in Europe and is purely to show conformity for the United Kingdom market. Certification specialist the British Board of Agrément has been given the greenlight to issue UK Technical Assessments (UKTAs) – and is the first organisation in the UK to gain approval.



UK Conformity Assessed (UKCA) marking is a mark that indicates conformity with the applicable requirements for products sold within Great Britain. The UKCA marking became part of UK law at the end of the "Brexit" transition period, on 31/12/20, with The Product Safety and Metrology etc. (Amendment etc.) (EU Exit) Regulations 2019 coming into force. It has been mandatory since then, although, until 11pm on 31/12/22 the CE mark is accepted as a valid alternative. The scope and procedures of the UKCA scheme will initially follow those for CE marking, but after 31/12/20 the two schemes may diverge.

Coverage		
PITCH	GAUGE	SLATES M ²
12° to 25°	6" (152mm)	22
25° to 27.5°	6.5" (165mm)	20
27.5° to 30°	7" (178mm)	19
30° to 70°	7.5" (191mm)	18

Ratings & Certification			
TESTING	FINDINGS		
Fire Rating:	BS476-3, Boarded Roof SAA/Battened Roof SAC.		
Hail Rating:	Class 4 UL 2218.		
Wind-driven Rain/Uplift:	Miami Dade TAS-110 (110mph) & BRE EN 15601.		
Accelerated UV Exposure:	ASTM G 155-05a, 2000 hours Xenon Arc.		
TESTING	FINDINGS		
Freeze/Thaw Cycle:	No damage or cracking after 300 cycles.		
Water Absorption:	No appreciable weight gain.		
Water Permeation:	Impermeable.		
Temperature Cycling:	No cracking, deformation or expansion.		

Download our 27-page, comprehensive Fixing Guide here: www.TapcoRoofingProducts.com/downloads/slate_fixing_guide.pdf

Download our full Product Brochure here: www.TapcoRoofingProducts.com/downloads/product_brochure.pdf



Appendix B – Calculations

Client:

Project: CONSERVATORY ROOF CONVERSION.

Location:

Element:



Calculation Worksheet

Job No:

Sheet:

Rev:

ADDITIONAL ROOF LOADING

$$\text{PLASTIC SLATE} = 0.70 \text{ K}_g (\text{PER SLATE})$$

$$= \frac{0.007 \text{ K}}{(0.415 \text{ m}) / (0.215 \text{ m})} = 0.05 \text{ K/m}^2$$

$$\text{TILE BATTENS} = (5.4 \text{ N/mm}^2) \frac{(0.05 \text{ m}) / (0.025 \text{ m})}{0.30 \text{ m}} = 0.023 \text{ K/m}^2$$

$$\text{MAIN BATTENS} = (5.4 \text{ N/mm}^2) \frac{(0.05 \text{ m}) / (0.025 \text{ m})}{0.30 \text{ m}} = 0.023 \text{ K/m}^2$$

$$\text{INSULATION} = 0.05 \text{ K/m}^2$$

$$\text{INTERNAL BATTENS} = (5.4 \text{ K/m}^2) \left(\frac{(0.05 \text{ m}) / (0.025 \text{ m})}{0.3 \text{ m}} \right) (2) = 0.046 \text{ K/m}^2$$

$$\text{PLASTERBOARD} = 0.12 \text{ K/m}^2$$

$$\text{TOTAL} = \underline{\underline{0.31 \text{ K/m}^2}}$$

Client:

Project: *CONSERVATORY ROOF CONVERSION.*

Location:

Element:



Calculation Worksheet

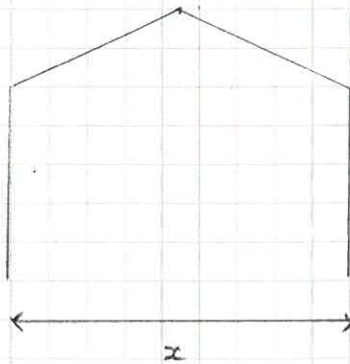
Job No:

Sheet:

Rev:

ADDITIONAL LOAD ON FOUNDATIONS

GEOMETRY



$$x = 3.3\text{m.}$$

EXPECTED FOUNDATION WIDTH = 0.65m.

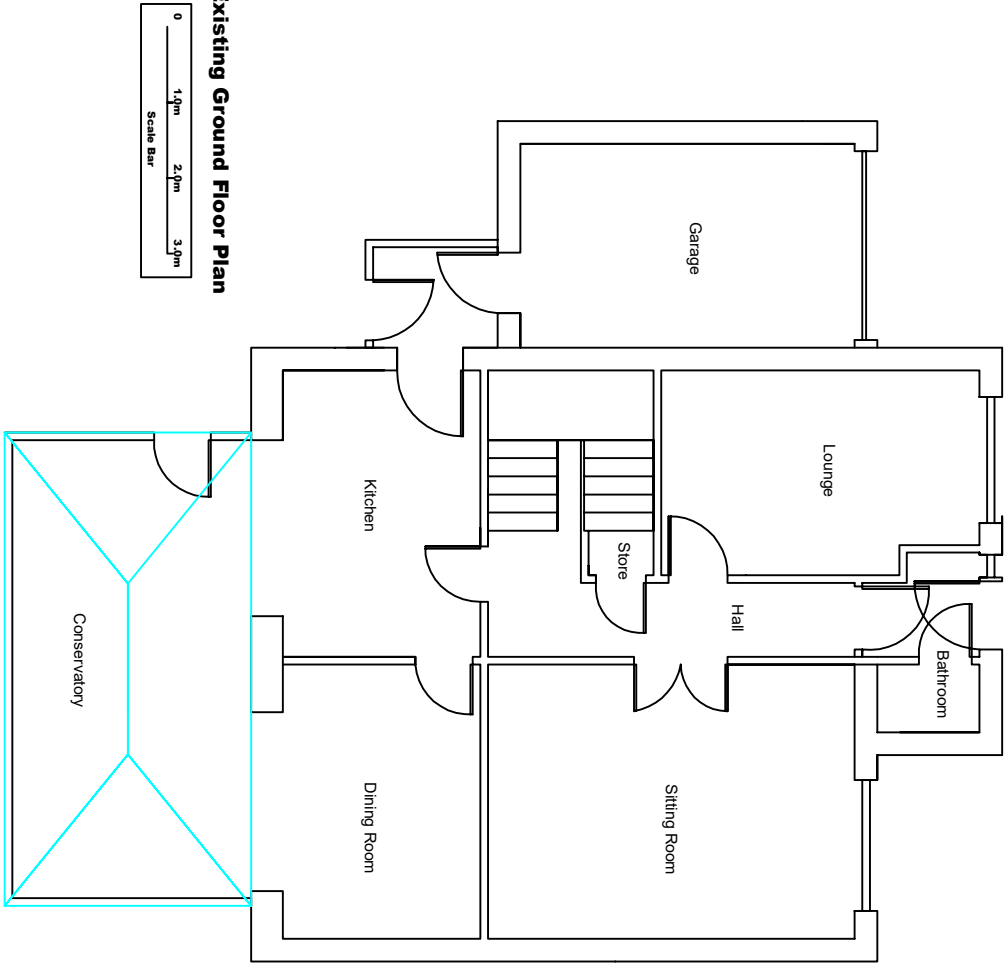
$$\text{LOADING} = 0.31\text{K/m}^2 \left(\frac{x}{2} \right) = 0.10\text{K/m} = W_0$$

ADDITIONAL BEARING PRESSURE ON FOUNDATION

$$W = \frac{W_0}{\text{WIDTH}} = 0.16\text{K/m}^2.$$



Appendix C – Architects Drawings



The contractor will be deemed to have visited site prior to tender. All variances, discrepancies or queries to be addressed to Archiplan prior to proceeding on site. All sized to be site checked prior to construction.

THESE DRAWINGS ARE FOR PLANNING PERMISSION AND BUILDING WARRANT APPLICATION ONLY

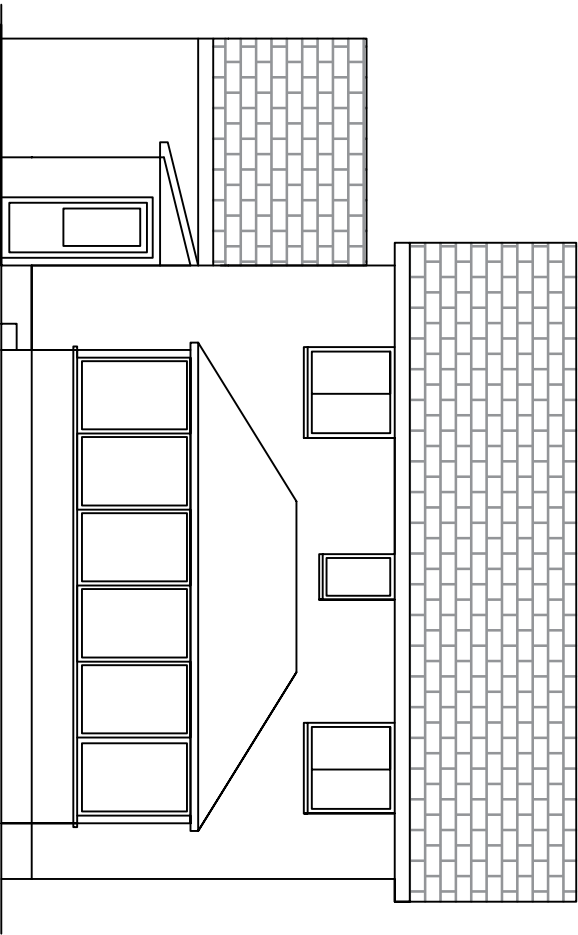


Call FREE on: 0800 520 0347
www.archiplanglasgow.com

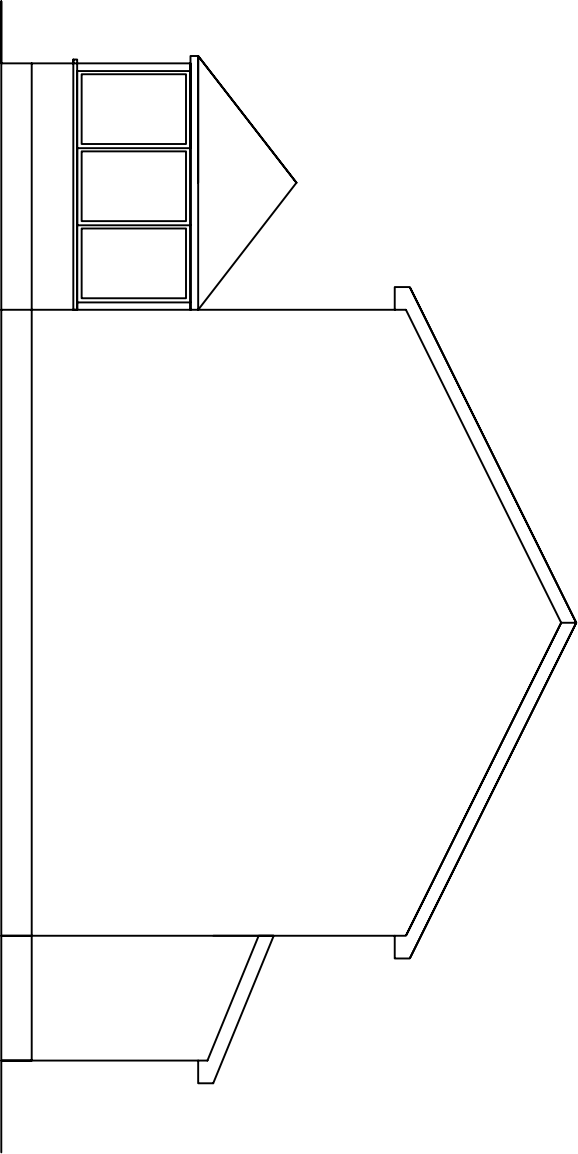
AGENTS ADDRESS
Archiplan Glasgow
Clyde Offices
2nd Floor, 48 West George Street
Glasgow
G2 1BP

CLIENTS NAME & ADDRESS
Mr Cairn McKenzie
16 Blackwood Avenue
Newton Mearns
G77 5BA

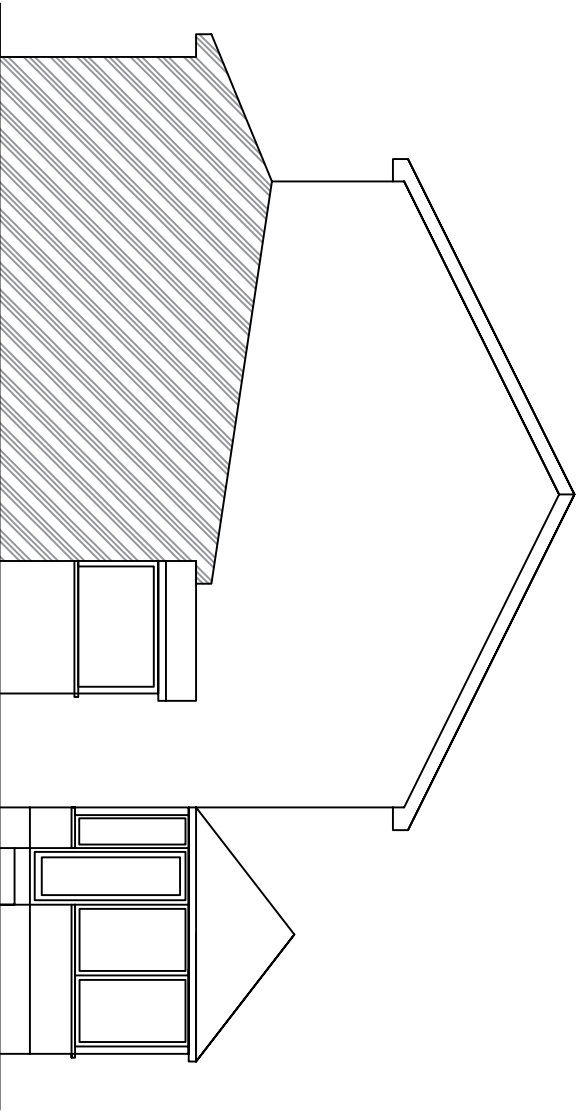
Scale 1:100
Drawing Reference P/BW/J01/001
Date 20/12/24
Drawn By JG
Title Existing Plan



Existing Rear Elevation



Existing Side Elevation (2)



Existing Side Elevation

The contractor will be deemed to have visited site prior to tender. All variances, discrepancies or queries to be addressed to Archiplan prior to proceeding on site. All sized to be site checked prior to construction.

THESE DRAWINGS ARE FOR PLANNING PERMISSION AND BUILDING WARRANT APPLICATION ONLY

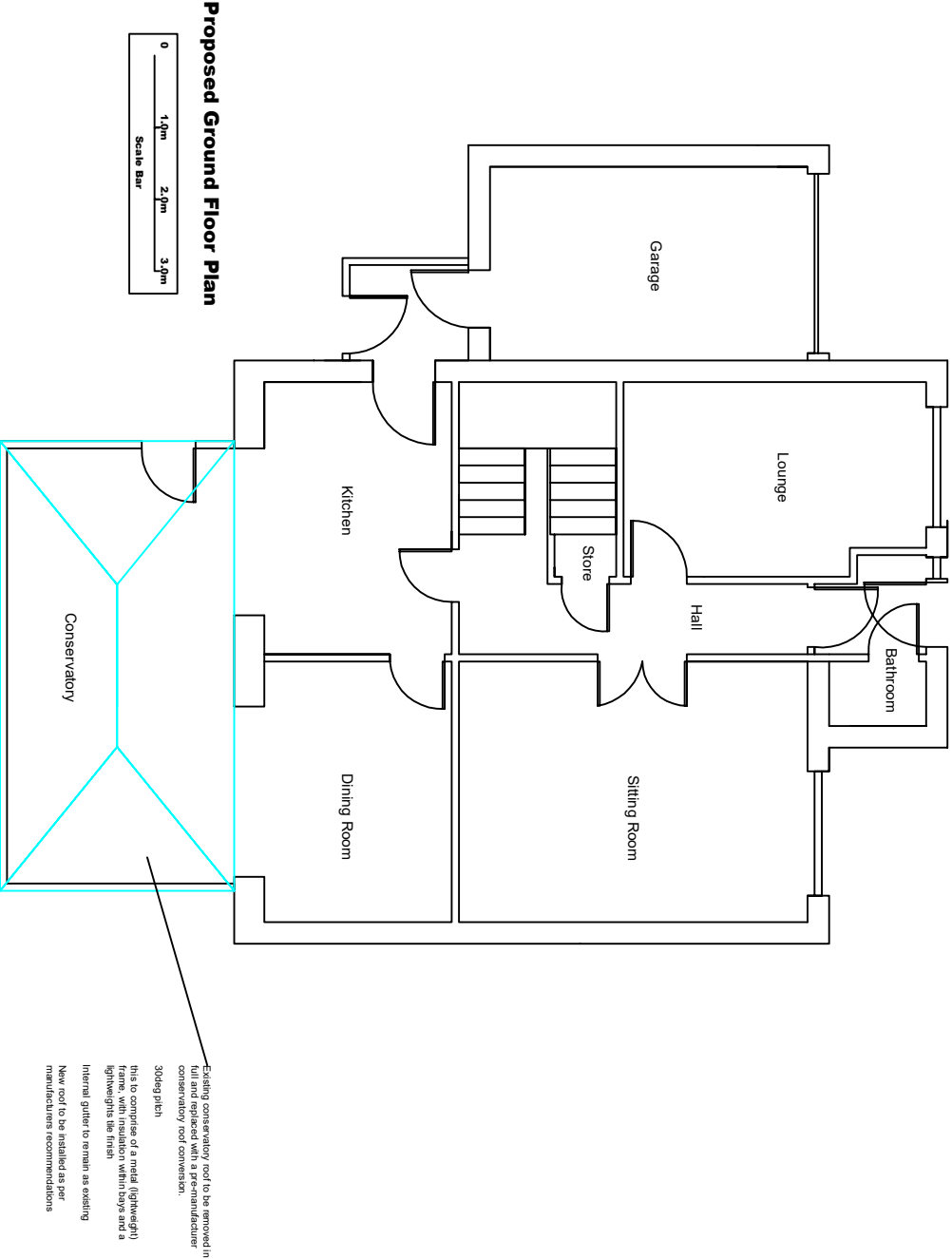


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Newton Mearns
G2 1BP

CLIENTS NAME & ADDRESS
Mr Calum McKenzie
16 Blackwood Avenue
Newton Mearns
G77 5BA

Scale 1:100
Drawing Reference PPMW/J0002
Date 29/12/24
Drawn By JO
Title Existing Elevations



The contractor will be deemed to have visited site prior to tender. All variances, discrepancies or queries to be addressed to Archiplan prior to proceeding on site. All sized to be site checked prior to construction.

THESE DRAWINGS ARE FOR PLANNING PERMISSION AND BUILDING WARRANT APPLICATION ONLY

**rchiplan**

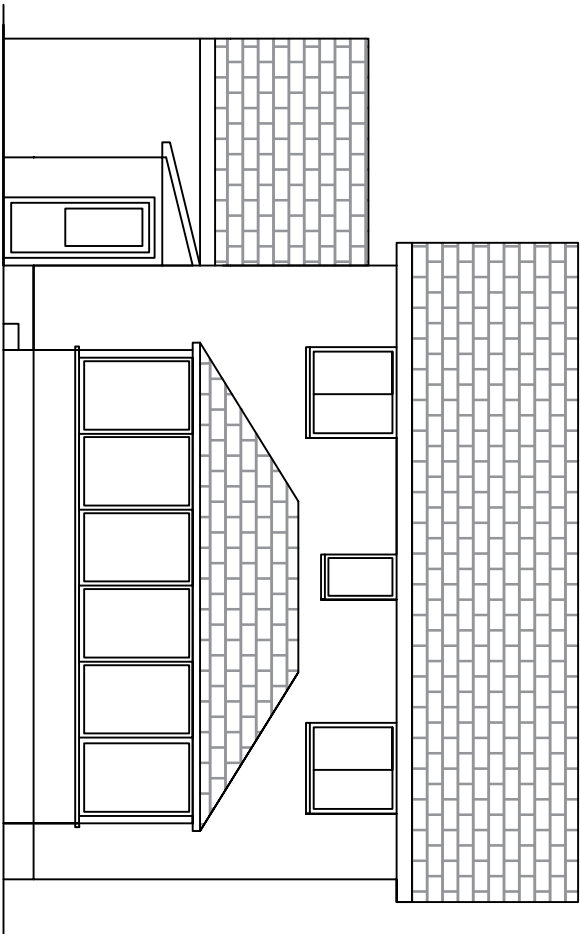
Call FREE on: 0800 520 0347

www.archiplan glasgow.com

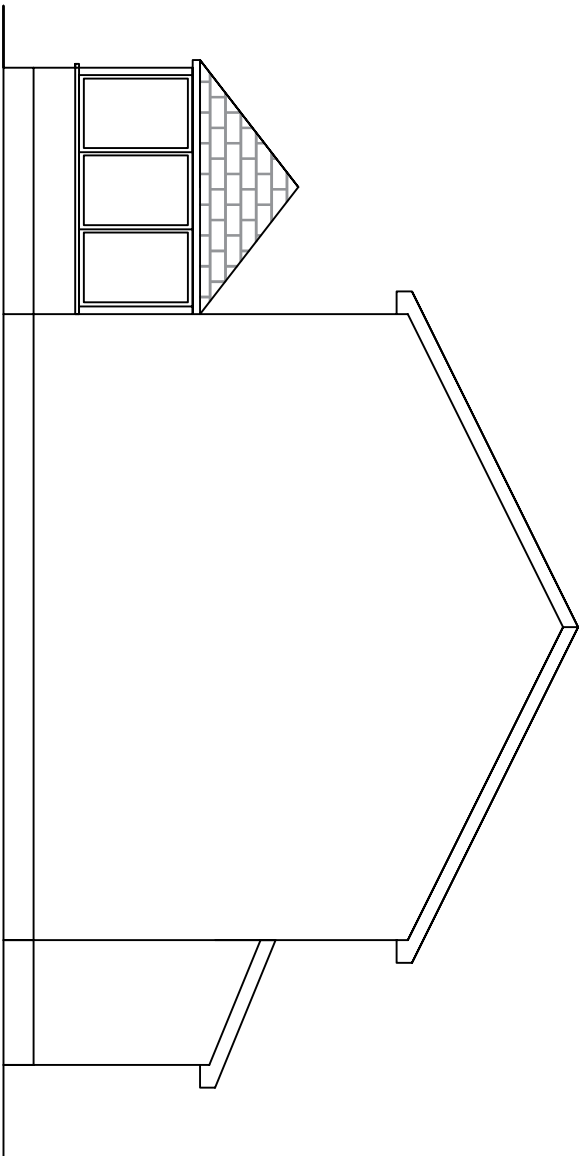
AGENTS ADDRESS
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CLIENTS NAME & ADDRESS
Mr Calum McKenzie
16 Blackwood Avenue
Newton Mearns
G77 5BA

Scale 1:50
Drawing Reference P18W/J0003
Date 27/1/24
Drawn By JQ
Title Proposed Floor Plan



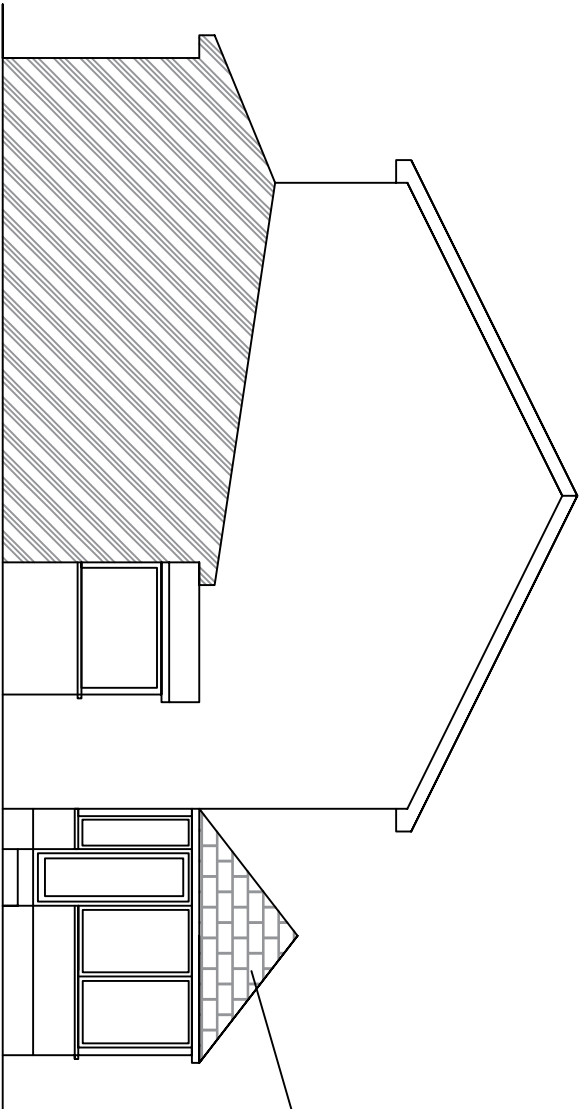
Existing Rear Elevation



Existing Side Elevation (2)

The conservatory was originally built in 2004 and had the roof replacement carried out back in 2018.

A structural survey has been completed in December 2025 and confirmed all is satisfactory with the structural integrity of the works



Existing Side Elevation

Existing conservatory roof to be removed in full and replaced with a pre-manufactured conservatory roof conversion.

30deg pitch
this to comprise of a metal (lightweight) roof structure with a pre-manufactured lightweight tile finish.
Internal gutter to remain as existing
New roof to be installed as per manufacturers recommendations

The contractor will be deemed to have visited site prior to tender. All variances, discrepancies or queries to be addressed to Archiplan prior to proceeding on site. All sized to be site checked prior to construction.

THESE DRAWINGS ARE FOR PLANNING PERMISSION AND BUILDING WARRANT APPLICATION ONLY



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w w . a r c h i p l a n . g l a s g o w . c o m

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CLIENTS NAME & ADDRESS
Mr Cairum McKenzie
16 Blackwood Avenue
Newton Mearns
G77 5BA

Scale 1:100
Drawing Reference PRBW/JD/004
Date 29/12/24
Drawn By JG
Title Proposed Elevations