YOUR ONESURVEY

HOME REPORT

ADDRESS

West Lodge
Gartocharn
Alexandria
G83 8RS

PREPARED FOR

Sally Simmers

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

YATES HELLIER

HOME REPORT GENERATED BY:

onesurvey HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Helensburgh - Allied Surveyors Scotland Ltd	16/10/2026
Mortgage Certificate	Final	Helensburgh - Allied Surveyors Scotland Ltd	16/10/2026
Property Questionnaire	Final	Mrs. Sally Simmers	
EPC	Final	Helensburgh - Allied Surveyors Scotland Ltd	20/10/2026

Important Notice:

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

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

PART 1.

SINGLE **SURVEY**

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

Single Survey

Survey report on:

Surveyor Reference	HH/5992

Customer	Mrs. Sally Simmers

Selling address	West Lodge Gartocharn Alexandria G83 8RS

Date of Inspection	15/10/2026

Prepared by	Graeme Armour, Bsc MRICS Helensburgh - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value*" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an*

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property is a greatly extended detached lodge house formed over two levels.
Accommodation	Ground floor: Entrance porch, hallway open plan to dining room, kitchen with rear lounge extension, utility room, shower room, snug, rear hall leading to two bedrooms, bathroom and two further bedrooms in the extended area. There are two separate staircases, one from the original lodge into the study and a further access from the rear hallway leading into the second study/hobby room in the 1970's extension.
Gross internal floor area (m2)	Approx. 214 sq mtrs.
Neighbourhood and location	The property is situated in a rural location just outside Gartocharn and within the Loch Lomond and Trossachs National Park. There is countryside and fields situated on either side. Nearby properties comprise of a mixture of styles and ages. The property enjoys excellent views to the front, side and rear, including to Ben Lomond and Loch Lomond. Various village amenties are situated within Gartocharn and the villages of Killearn, Drymen and Balfron. A wider range are situated within the nearby village of Balloch and the villages in the Vale of Leven and within the main towns of Helensburgh and Dumbarton. The property is within reasonable commuting distance of Glasgow, the M8 Motorway and Glasgow Airport.
Age	It is thought the original lodge house was built at least 150 years ago. The property has been extended in the past in the 1970's to form the rear bedrooms and snug and more recently in 2002 to form the largest of the extensions to form the dining room and kitchen area. The property has most recently been extended in 2023 to form the lounge.
Weather	Dry and overcast with sunny spells.

Chimney stacks	There is a remaining stone built chimney head to the original lodge house at the west most elevation. Visually inspected with the aid of binoculars where required.
Roofing including roof space	The roof is pitched and covered by slates. There are numerous pitches. The roof over the original lodge house is pitched and covered by slates. There is access into the loft space to the original loft space and this revealed the roof to be of traditional timber framed construction with timber sarking. Where visible, there was seen to be a breathable membrane between the slates and sarking boards. There is also a pitched and slated roof over the larger of the extensions to the dinging room and kitchen area. There is a shallow pitched and corrugated metal sheeted roof over the most recent extension to the lounge. Our inspection of the loft space above the dining room and kitchen area revealed the roof to be traditonal timber framed construction with timber sarking and where visible the underfelt was seen to be of bitumen. There is a timber folding ladder providing access into the loft space area. There is insulation material laid between the ceiling joists. No access was possible to any roof timbers to the rear lounge extension due to the sloping nature of the ceiling. The roof structure above the dining room and kitchen area has been constructed in such a way as to provide scope for further development in the future, subject to the necessary Local Authority consents. There is a shallow pitched roof over the dormer projection to the study on the upper floor, above the original lodge house. There appears to be a small mono-pitched roof over part of the utility room area which may be covered with a rubberoid material. There is a stone covered roof over the viewing window to the main bedroom. There are 5 solar panels on the southern slope of the kitchen extension and 11 solar panels on the southern slope of the 1970's extension. The invertor for the solar panels is situated in the electric meter cupboard. Sloping roofs were visually inspected with the aid of binoculars where required. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally 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.
Rainwater fittings	Gutters and downpipes are a mixture of PVC and cast iron although the majority have been replaced in PVC. Visually inspected with the aid of binoculars where required.

Main walls	The external walls of the original lodge house are of solid stone construction. There is timber panel cladding to the former entrance vestibule, which has now been made into a cupboard off the main ground floor bedroom. The walls of the 1970's extension and the 2022 extension are of modern timber framed construction with a masonry outerleaf, rendered on the outer face. There are stone effect features to the side wall of the 1970's extension. The walls of the lounge extension are of modern timber framed construction with timber panel cladding on the outer face. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are PVC framed double glazed pivot casement and tilt and turn style. There is a timber framed and glazed panel to the front door and timber framed and glazed internal door leading into the hall/dining room area. There is a PVC framed double glazed back door leading to the utility room and PVC framed and double glazed patio doors leading from the dining room and lounge at the side and rear of the house. There are two large velux windows to the lounge. The roofline is formed in timber. 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	Parts of the external walls are painted. Visually inspected.
Conservatories / porches	There are no conservatories. There is an entrance porch with a pitched and slated roof and modern timber framed and masonry clad external walls. Visually inspected.
Communal areas	There are no communal areas.

Garages and permanent outbuildings	There is a large detached garage measuring approx. 5.89 x 6.88 mtrs. There are two metal up and over doors to the garage. The garage is of blockwork construction, rendered on the outer face with a pitched and slated roof. There is electric light and power to the garage. There is also a summer house/garden room which has an open plan area with a shower room off. The summer house measures approx. 3.89 x 4.87 mtrs. The summer house is of timber framed construction and timber panel cladding with a shallow pitched roof, covered with felt shingle tiles. There is also a potting shed in the garden and a small lean-to store at the west most side of the house which houses the bottled gas supply. We understand that this is no longer in use. Visually inspected.
Outside areas and boundaries	There are attractive gardens to the front, sides and rear. There is a gravelled driveway providing off-street car parking for several cars. There are lawned gardens to the sides and rear and paved patio areas at the rear of the lounge and next to the summer house. The extended roof of the lounge extension provides a sheltered area. Boundaries are defined by timber stob and wire fencing and stone walls. There are various large trees within the garden grounds and shrubs and various apple trees. Visually inspected.
Ceilings	The ceilings are of plasterboard. The ceilings on the upper floor are partly sloping. The ceilings in the lounge are also partly sloping. There may be some sections of the original timber, lath and plaster although this would appear to have been largely removed. Visually inspected from floor level.
Internal walls	The internal walls are of plaster on hard and timber, lath and plaster and timber, stud and plasterboard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

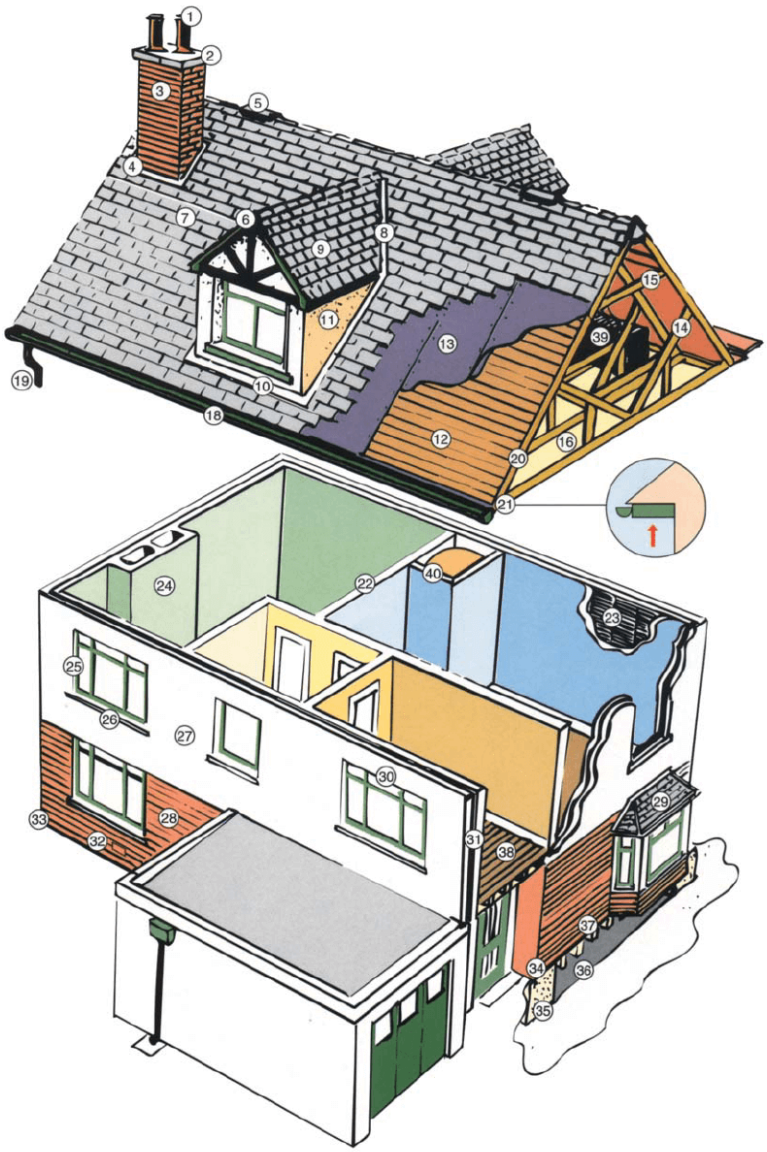
Floors including sub floors	The floors are of timber, tongue and groove style and chipboard suspended on timber joists. The ground floor is on a split level with steps leading down from the dining room area into the snug and from the kitchen into the lounge. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
Internal joinery and kitchen fittings	There is a modern range of fitted wall and floor units in the kitchen with a quality worktop and a one and half bowl stainless steel sink and island unit with a breakfast bar area and induction hob and extractor fan. There are fitted wall and floor units in the utility room with a stainless steel sink and a clothes pulley. There is a walk-in cupboard off the main bedroom in the original lodge house which was the original entrance to the lodge. There are narrow steep staircases into the attic floor rooms from the rear hallway and from one of the bedrooms in the original lodge house. The head room is restricted. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	There is a remaning timber mantelpiece with an open coal fire in the side bedroom of the original lodge house. This has been blocked up. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	The walls and ceilings are papered and/or painted. Visually inspected.
Cellars	There are no cellars.

Electricity	The electric meters and circuit breaker units are situated in a cupboard in the rear hall next to the bathroom. 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	There is no mains gas suppy to the property. There is a bottled gas supply to the side of the house however, we understand that this is no longer in use.
Water, plumbing and bathroom fittings	We understand that there is a mains water supply to the property. This should be confirmed. The sanitary fittings in the shower room comprise of a white WC and wash hand basin and shower cabinet with a wall mounted electric Mira Sport shower. The sanitary fittings in the bathroom comprise of a three piece white suite with a separate shower cabinet and wall mounted aluminim shower. Both the bathroom and shower room are internal. There is no natural daylight to the shower room. There are Expelair fans to both. There is a sun tube to the internal bathroom. There is also a WC and wash hand basin and shower unit in the summer house. There is a PVc cold water storage tank situated in the loft space area above the original lodge house. 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	There is full central heating provided by a Daikin Europe Air Source heat pump situated at the rear of the cottage next to the back door. This serves underfloor heating in the larger of the extensions and in the lounge. There are radiators in the utility room, the 1970's extension, in the original lodge house and in the attic floor rooms. The hot water is provided by the Air Source heat pump with a modern hot water cylinder situated in the cupboard in the utility room. 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	Drainage is understood to be led to a private septic tank which is situated at the rear of the lounge extension. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	There are various smoke alarms throughout 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	The property was occupied at the time of our inspection with floor coverings and furnishings throughout. Only a very limited inspection of the sub floor area was possible from the hatch in the electric meter cupboard, by lifting a few boards. Our inspection of the loft space areas was restricted due to the presence of insulation material laid between the ceiling joists. Only part of the loft space area above the original lodge house could be inspected. Our inspection of the loft space above the larger of the extensions was restricted due to the presence of insulation material laid between the ceiling joists and stored items. No access was possible to any roof timber above the lounge extension. Services were not tested and not all of the windows were opened and closed. The garage was full of storage at the time of our inspection. Vegetation and plant growth were covering some parts of the outer walls. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	There are no signs of any significant structural movement although the original lodge house appeared to have been affected by a degree of historic settlement however, this appears to be of long standing and non-progressive in nature.

Dampness, rot and infestation	
Repair category:	2
Notes:	Woodworm was noted to timbers within the original lodge house. This is fairly typical for a property of this type and age. Previous treatment works may have been carried out and it should be confirmed if there are any guarantees available for assignation. Further treatment may be required. Damp staining and damp meter readings were obtained to the sloping ceiling of the study above the original lodge house. This may be a result of slipped slates in the past. This area will require to be carefully monitored. The solumn was noted to be damp on our inspection of the sub floor area however, this is fairly typical for a property of this type and age. There are signs of mice within the loft space area. Again, this is fairly typical for a property of this type and age. We understand that there have also been bats present in the property in the past. It should be noted that this is a protective species and any works of repair likely to disturb the bats would require the prior consent of the appropriate authorities.

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 stacks	
Repair category:	2
Notes:	The chimney head was noted to be tolerably plumb although staining and moss was noted to the chimney head.

Roofing including roof space	
Repair category:	2
Notes:	The roof has been overhauled and parts have been completely re-clad in the past at the time of the extensions. Minor moss and staining was noted to the north most roof slopes. There are a few slipped slates. The slates were noted to be slightly uneven at the overhang at the north most slope of the original lodge house. Some staining was noted to the sarking boards within the loft space area of the original lodge house. The small mono-pitched section of roof will require careful future ongoing maintenance.

Rainwater fittings	
Repair category:	1
Notes:	Gutters and downpipes appeared in a serviceable condition.

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

Main walls	
Repair category:	2
Notes:	The walls were noted to be of reasonable alignment and condition considering the type and age of the property. Some hairline cracking was noted to the rendered finishes below the dining room window and also below the kitchen window. Some previous patch repairs appear to have been carried out below the kitchen window. Cracking was noted to the mullion at the veiwing window to the main bedroom of the original lodge house and moss and staining was noted to the stonework. There are some open joints and worn pointing to stonework to the original house. The lintels to the side of the rear extension appeared slightly out of alignment.

Windows, external doors and joinery	
Repair category:	1
Notes:	The windows, doors and other items of external joinery appeared in a serviceable condition. There are no permenent vents in the design of the windows. Some of the window handles are loose, particularly, to the attic room in the 1970's extension. Double glazing, and particularly UPVC double glazing, can be problematic, and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.

External decorations	
Repair category:	1
Notes:	The property is well presented externally.

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

Conservatories / porches	
Repair category:	1
Notes:	No reportable defects were noted.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	1
Notes:	The garage and outbuildings appeared in a fair condition although, general wear and tear was noted to the small lean-to store for the bottled gas supply. There is a minor build up of moss to the roofs of the garage and summer house.

Outside areas and boundaries	
Repair category:	2
Notes:	The gardens grounds have been maintained and are an attractive feature. The extent of the boundaries should be confirmed from the title deeds. The lawned area was noted to be slightly marshy and some additional field drainage may be required. Weathered stonework was noted to the stone boundary walls and the stob and wire fencing is affected by general wear and tear.

Ceilings	
Repair category:	1
Notes:	No reportable defects were noted.

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

Internal walls	
Repair category:	1
Notes:	No reportable defects were noted. Some hairline cracking was however noted above the patio doors to the side of the dining room. This appears to be of long standing.

Floors including sub-floors	
Repair category:	2
Notes:	Where visible, floors appeared in a fair condition although there was noted to be a slight judder in the side bedroom of the 1970's extension. Flooring was also noted to be slightly uneven in the utilty room however, this is thought to be an original feature of the extensions where the kitchen extension joins onto the lounge extension. The solum was noted to be damp which is fairly typical for a property of this type.

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	The property is generally well fitted internally. The kitchen is of a modern design. We understand this was completely re-fitted in 2023, at the time of the lounge extension. The staircases providing access to the attic rooms are steep and narrow and could prove a potential safety hazard.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	No reportable defects were noted.

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

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

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	The electrical installation appears to be of a modern 13 amp type and design and although not tested appears satisfactory. The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every 10 years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with present IET regulations. A current test certificate should however be confirmed or obtained. Further information is required regarding the solar panels.

Gas	
Repair category:	
Notes:	There is a bottled gas supply and it should be confirmed this is indeed now redundant.

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.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The plumber work, where seen, was noted to be constructed of modern materials and all appeared serviceable. It was noted that the door to the shower cabinet in the shower room did not appear to open and close properly.

Heating and hot water	
Repair category:	1
Notes:	The Air Source heat pump is of a modern design as is the hot water tank. We undertand the Air Source heat pump was installed within the last 3 years or so. Ongoing servicing and maintenance of the heating system will be required. It should be confirmed whether any test or servicing certificates are available for assignation.

Drainage	
Repair category:	1
Notes:	There are no signs of any surface problems with regards to drainage although some additional field drainage may be required to the lawned areas around the house. Further details will require to be confirmed regarding the septic tank and that all necessary SEPA regulations have been adhered to.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
Normal searches will be required. It should be confirmed that all necessary Local Authority consents are available for previous alterations, particularly, the most recent alterations in 2002 and 2023. It should also be confirmed that all necessary Local Authority consents are available for the construction of the garage and summer house. The extent of the boundaries should be confirmed from the title deeds. Further details require to be confirmed regarding the septic tank and that all necessary SEPA regulation have been adhered to. The property is situated within the Loch Lomond & Trossachs Park. Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.
Estimated re-instatement cost (£) for insurance purposes
£825,000 EIGHT HUNDRED AND TWENTY FIVE THOUSAND POUNDS. Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the Pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your Insurer.
Valuation (£) and market comments
£510,000 The market value of the property as described in this report is £510,000 - FIVE HUNDRED AND TEN THOUSAND POUNDS. This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

Report author:	Graeme Armour, Bsc MRICS
Company name:	Helensburgh - Allied Surveyors Scotland Ltd
Address:	13 Colquhoun Street Helensburgh G84 8AN
Signed:	Electronically Signed: 325609-26287024-8b2c
Date of report:	16/10/2026

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Mortgage Valuation Report			
Property:	West Lodge Gartocharn Alexandria G83 8RS	Client: Mrs. Sally Simmers Tenure: Absolute Ownership	
Date of Inspection:	15/10/2026	Reference:	HH/5992

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 2024 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	**LOCATION**

The property is situated in a rural location just outside Gartocharn and within the Loch Lomond and Trossachs National Park. There is countryside and fields situated on either side. Nearby properties comprise of a mixture of styles and ages. The property enjoys excellent views to the front, side and rear, including to Ben Lomond and Loch Lomond. Various village amenties are situated within Gartocharn and the villages of Killearn, Drymen and Balfron. A wider range are situated within the nearby village of Balloch and the villages in the Vale of Leven and within the main towns of Helensburgh and Dumbarton. The property is within reasonable commuting distance of Glasgow, the M8 Motorway and Glasgow Airport.

2.0	**DESCRIPTION**	**2.1 Age:**	150 years.	

The property is a greatly extended detached lodge house formed over two levels.

3.0	**CONSTRUCTION**

The external walls are of solid stone construction. The walls of the extensions are of modern timber framed construction with masonry outer leaf, rendered on the outer face with the exception of the lounge extension which is timber framed and timber panelled clad.
The roof is timber framed, pitched and slated with the exception of the lounge extension which is of shallow pitched design and clad with corrugated metal sheeting.

4.0	**ACCOMMODATION**

Ground floor: Entrance porch, hallway open plan to dining room, kitchen with rear lounge extension, utility room, shower room, snug, rear hall leading to two bedrooms, bathroom and two further bedrooms in the extended area.

There are two separate staircases, one from the original lodge into the study and a further access from the rear hallway leading into the second study/hobby room in the 1970's extension.

5.0	**SERVICES (No tests have been applied to any of the services)**						
Water:	Mains	**Electricity:**	Mains	**Gas:**	None	**Drainage:**	Septic tank
Central Heating:		Full Air source					

6.0	**OUTBUILDINGS**

Garage:	Large detached garage.
Others:	Summer house and potting shed and bottled gas store.

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.*

This is a well presented property which is in a condition in keeping with its age and type of construction with various improvements being carried out by the current owners.

The property has been generally well maintained although careful future ongoing maintenance will be required to the external fabric.

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

None.

8.1 Retention recommended:	-

9.0	**ROADS & FOOTPATHS**

Made up and adopted.

10.0	**BUILDINGS INSURANCE (£):**	825,000	**GROSS EXTERNAL FLOOR AREA**	242	**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**

Normal searches will be required.

It should be confirmed that all necessary Local Authority consents are available for previous alterations, particularly, the most recent alterations in 2002 and 2023. It should also be confirmed that all necessary Local Authority consents are available for the construction of the garage and summer house.

The extent of the boundaries should be confirmed from the title deeds.

Further details require to be confirmed regarding the septic tank and that all necessary SEPA regulation have been adhered to.

The property is situated within the Loch Lomond & Trossachs Park.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

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 (£):**	**£510,000**	FIVE HUNDRED AND TEN 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:**	15/10/2026	
Signature:	Electronically Signed: 325609-26287024-8b2c		
Surveyor:	Graeme Armour	Bsc MRICS	**Date:** 16/10/2026
Helensburgh - Allied Surveyors Scotland Ltd			
Office:	**13 Colquhoun Street Helensburgh G84 8AN**	**Tel: 01436 674 976 Fax: email: helensburgh@alliedsurveyorsscotland.com**	

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report

energy report on:

Property address	West Lodge Gartocharn Alexandria G83 8RS

Customer	Mrs. Sally Simmers

Customer address	West Lodge Gartocharn Alexandria G83 8RS

Prepared by	Graeme Armour, Bsc MRICS Helensburgh - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

WEST LODGE, SCHOOL ROAD, GARTOCHARN, ALEXANDRIA, G83 8RS

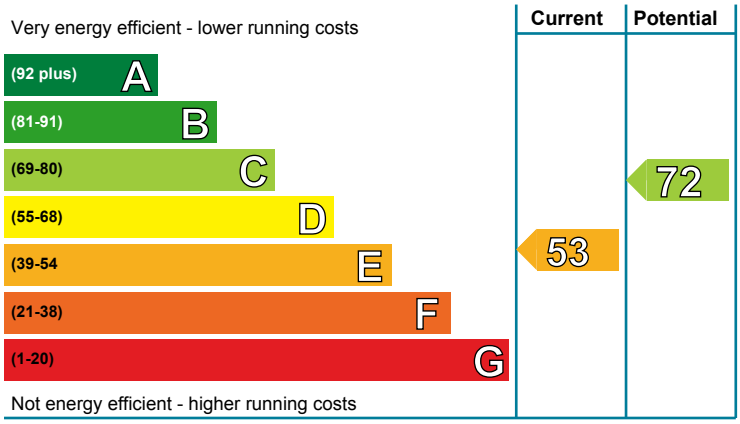
Dwelling type:	Detached house	**Reference number:**	1316-2820-2439-2715-5292
Date of assessment:	15 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	20 October 2026	**Approved Organisation:**	Elmhurst
Total floor area:	211 m²	**Main heating and fuel:**	Air source heat pump, , electric
Primary Energy Indicator:	127 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£13,725**	See your recommendations report for more information
Over 3 years you could save*	**£2,139**	

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

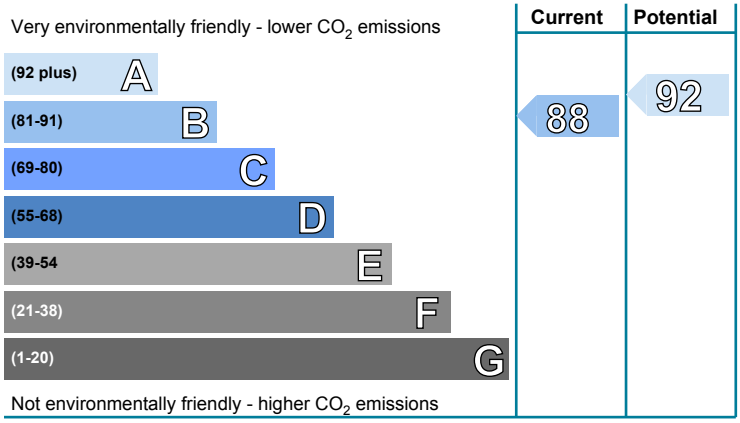


Energy Efficiency Rating

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

Your current rating is **band E (53)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band B (88)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1266.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£876.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£804.00

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	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, partial insulation (assumed)	★★★☆☆	★★★☆☆
	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
	Pitched, insulated	★★★★☆	★★★★☆
	Roof room(s), limited insulation (assumed)	★★☆☆☆	★★☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Suspended, insulated (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Air source heat pump, , electric	★★★☆☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	None	—	—
Hot water	From main system	★★★☆☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 13 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.6 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.9 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	£11,976 over 3 years	£9,834 over 3 years	**You could save £2,139 over 3 years**
Hot water	£1,476 over 3 years	£1,479 over 3 years	
Lighting	£273 over 3 years	£273 over 3 years	
Totals	**£13,725**	**£11,586**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal wall insulation	£7,500 - £11,000	£422	D 58	B 89
2	Floor insulation (suspended floor)	£5,000 - £10,000	£292	D 61	B 90
3	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£268	D 64	B 90
4	Wind turbine	£5,000 - £20,000	£662	C 72	A 92

Choosing the right improvement package

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

energy saving trust

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

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

1 Internal wall insulation

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

2 Floor insulation (suspended floor)

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

3 Solar photovoltaic (PV) panels

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

4 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these 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 a wind turbine, 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:

- Air source heat pump

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)	31,510.82	N/A	N/A	N/A
Water heating (kWh per year)	3,119.97			

Addendum

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

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

About this document

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

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

Assessor's name: Mr. Robert Armour
Assessor membership number: EES/008271
Company name/trading name: Allied Surveyors Scotland Ltd
Address: 13 Colquhoun Street
Helensburgh
G84 8AN
Phone number: 01436 672654
Email address: helensburgh@alliedsurveyorsscotland.com
Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

PART 4.

PROPERTY QUESTIONNAIRE

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

Property Questionnaire

Property Address	West Lodge Gartocharn Alexandria G83 8RS
Seller(s)	Mark & Sally Simmers
Completion date of property questionnaire	
Note for sellers	

1.	**Length of ownership**
	How long have you owned the property? Since November 1999
2.	**Council tax**
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [ ]C [ ]D [ ]E [x]F [ ]G [ ]H
3.	**Parking**
	What are the arrangements for parking at your property? **(Please tick all that apply)** Garage [x] Allocated parking space [ ] Driveway [x] 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 [x]NO [ ]Don't know
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[ ]YES [x]NO
6.	**Alterations/additions/extensions**	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[x]YES [ ]NO
	If you have answered yes, please describe below the changes which you have made: *We have added two major extensions which has added a dining room, kitchen, sitting room, utility room, and shower room. We have also added a large cabin in the garden.*	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[x]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES [ ]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[x]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [x]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): *Updating of original UPVC windows in original lodge house bedrooms* Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	**Central heating**	

a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). *Air source heat pump*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *October 2023*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
9.	**Issues that may have affected your property**	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[x]YES [ ]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [x]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
10.	**Services**	

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

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

b	Is there a septic tank system at your property?	[x]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?	[x]YES [ ]NO [ ]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	[ ]YES [x]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	[ ]YES [ ]NO [x]N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	[x]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 [x]NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[ ]YES [x]NO

f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[x]YES [ ]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property. *Wood worm treatment by previous owners*	
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 [x]NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

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

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

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	Sally simmers
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	19/10/2026