

# OpenHouse

The home of Home Reports.

**27 Glen Mallie  
EAST KILBRIDE  
G74 2BA**

Church of Scotland, 121 George Street, Edinburgh, EH2 4YN

Tel: 0131 225 5722 Fax: 0131 240 2246



# property questionnaire

<b>Property Address</b>	27 Glen Mallie East Kilbride G74 2BA
<b>Seller(s)</b>	Church of Scotland Housing and Loan Fund
<b>Completion date of Property Questionnaire</b>	11 October 2011

## Note for sellers

- Please complete this form carefully. It is important your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell you solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

<b>1.</b>	<b>Length of Ownership</b>
	How long have you owned the property? <input style="width: 150px;" type="text" value="since 1995"/>
<b>2.</b>	<b>Council Tax</b>
	Which Council Tax band is your property in? <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
<b>3.</b>	<b>Parking</b>
	<p>What are the arrangements for parking at your property?            (Please tick all that apply)</p> <p>Garage <input type="checkbox"/></p> <p>Allocated parking space <input type="checkbox"/></p> <p>Driveway <input type="checkbox"/></p> <p>On street <input checked="" type="checkbox"/></p> <p>Resident Permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>Other (please specify) <input style="width: 200px;" type="text" value="parking area outside flats - no allocated spaces"/></p>

# property questionnaire

<b>4.</b>	<b>Conservation area</b>	
	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)?	<b>No</b>
<b>5.</b>	<b>Listed buildings</b>	
	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)?	<b>No</b>
<b>6.</b>	<b>Alterations/Additions/Extensions</b>	
<b>a.</b>	<p><b>(i)</b> 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)?  <u>If you have answered yes</u>, please describe below the changes which you have made:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><b>(ii)</b> Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, 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.</p>	<p><b>No</b></p> <p><b>N/A</b></p>
<b>b.</b>	<p>Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:</p> <p><b>(i)</b> Were the replacements the same shape and type as the ones you replaced?</p> <p><b>(ii)</b> Did this work involve any changes to the window or door openings?</p> <p><b>(iii)</b> Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div style="border: 1px solid black; padding: 5px;"> <p>replacement front door 2010</p> </div>	<p><b>Yes</b></p> <p><b>Yes</b></p> <p><b>No</b></p>

# property questionnaire

7.	<b>Central heating</b>	
	<p>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).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there?</p> <div data-bbox="159 465 1147 533" style="border: 1px solid black; padding: 2px;">electric storage heating</div> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	<b>Yes</b>
	<p><b>(i)</b> When was your central heating system or partial central heating system installed?</p> <div data-bbox="159 797 1147 864" style="border: 1px solid black; padding: 2px;">not known - was in place when we bought flat</div> <p><b>(ii)</b> Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="159 1066 1147 1133" style="border: 1px solid black; height: 30px;"></div> <p><b>(iii)</b> When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div data-bbox="159 1267 1147 1335" style="border: 1px solid black; height: 30px;"></div>	<b>No</b>
8.	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	<b>Yes</b>
9.	<b>Issues that may have affected your property</b>	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p><b>No</b></p> <p><b>N/A</b></p>

# property questionnaire

<p><b>b.</b></p>	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>No</b></p>																								
<p><b>10.</b></p>	<p><b>Services</b></p>																									
<p><b>a.</b></p>	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><b>Services</b></th> <th style="text-align: center;"><b>Connected</b></th> <th style="text-align: left;"><b>Supplier</b></th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">no gas supply</div></td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">mains</div></td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">E-ON</div></td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">line but not connected</div></td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> </tbody> </table>	<b>Services</b>	<b>Connected</b>	<b>Supplier</b>	Gas or liquid petroleum gas	<input type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">no gas supply</div>	Water mains or private water supply	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">mains</div>	Electricity	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">E-ON</div>	Mains drainage	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Telephone	<input type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">line but not connected</div>	Cable TV or satellite	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Broadband	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
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<p><b>b.</b></p>	<p><b>Is there a septic tank system at your property?</b></p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p><b>(i)</b> Do you have appropriate consents for the discharge from your septic tank?</p> <p><b>(ii)</b> Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>No</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>																								

# property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="159 465 1150 636" style="border: 1px solid black; padding: 5px;"> <p>One twelfth share</p> </div>	<b>Yes</b>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="159 869 1150 1039" style="border: 1px solid black; padding: 5px;"> <p>One twelfth share</p> </div>	<b>Yes</b>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<b>Yes</b>
d.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="159 1406 1150 1576" style="border: 1px solid black; padding: 5px;"> </div>	<b>No</b>
e.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="159 1841 1150 2011" style="border: 1px solid black; padding: 5px;"> <p>Each owner in the block has common rights over common areas.</p> </div>	<b>Yes</b>

# property questionnaire

<p><b>f.</b></p>	<p>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 privately-owned)?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 70px; width: 100%;"></div>	<p><b>No</b></p>
<p><b>12. Charges associated with your property</b></p>		
<p><b>a.</b></p>	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div style="border: 1px solid black; padding: 5px;"> <p>South Lanarkshire Council Housing &amp; Technical Services Cambuslang Gate Main St Cambuslang G72 7EX</p> <p>Annual factoring fee for 2011/2012 is £77.42 paid quarterly, the cost of any common repairs carried out is added to the quarterly invoice.</p> </div>	<p><b>Yes</b></p>
<p><b>b.</b></p>	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p><b>Yes</b></p> <p><b>No</b></p>
<p><b>c.</b></p>	<p>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.</p> <div style="border: 1px solid black; height: 70px; width: 100%;"></div>	

# property questionnaire

13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p> <div data-bbox="156 474 1149 645" style="border: 1px solid black; height: 76px; width: 622px;"></div>	<b>No</b>
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 887 1149 1057" style="border: 1px solid black; height: 76px; width: 622px;"></div>	<b>No</b>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> 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 <u>please write below who has these documents</u> 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:</p> <div data-bbox="156 1460 1149 1559" style="border: 1px solid black; height: 44px; width: 622px;"></div>	<b>N/A</b>

# property questionnaire

<b>14.</b>	<b>Guarantees</b>	
<b>a.</b>	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> <li>(i) Electrical work</li> <li>(ii) Roofing</li> <li>(iii) Central heating</li> <li>(iv) National House Building Council (NHBC)</li> <li>(v) Damp course</li> <li>(vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)</li> </ul>	<p><b>No</b></p> <p><b>Don't Know</b></p> <p><b>No</b></p> <p><b>No</b></p> <p><b>No</b></p> <p><b>No</b></p>
<b>b.</b>	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Major roof repairs carried out by South Lanarkshire Council in 2009</p> </div>	
<b>c.</b>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div>	<b>No</b>
<b>15.</b>	<b>Boundaries</b>	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div>	<b>No</b>

16.	Notices that affect your property	
	<p><b>In the past three years have you ever received a notice:</b></p> <p><b>a.</b> advising that the owner of a neighbouring property has made a planning application?</p> <p><b>b.</b> that affects your property in some other way?</p> <p><b>c.</b> that requires you to do any maintenance, repairs or improvements to your property?</p> <p><u>If you have answered yes to any of a–c above</u>, 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.</p>	<p><b>No</b></p> <p><b>No</b></p> <p><b>No</b></p>

**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): \_\_\_\_\_

Date: \_\_\_\_\_

# single survey

## survey report on:

<b>Property address</b>	27 Glen Mallie East Kilbride G74 2BA
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<b>Customer</b>	HOUSING AND LOAN
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<b>Customer address</b>	27 Glen Mallie East Kilbride G74 2BA
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<b>Prepared by</b>	Bill Lauder MRICS D M Hall LLP - Hamilton
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## 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 etc. will not be inspected or reported on.

Description	Purpose built ground floor flat within three storey block containing 12 units in total.
Accommodation	Hall, lounge, two bedrooms, kitchen and bathroom.
Gross internal floor area (m <sup>2</sup> )	69
Neighbourhood and location	Established residential area. Surrounding properties are similar flatted and terraced types originally built for the public sector.  Usual residential amenities and facilities within reasonable proximity.
Age	50 years approximately
Weather	Dully, heavy rain, following a period of mixed weather.
Chimney stacks	None.

# single survey

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>No access to roof spaces which are within top floor flats.</p> <p>Roof pitches are mono-pitch design with felt or similar coverings and flat section over common staircase area.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Gutters and downpipes are of PVC materials.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</p> <p>Main walls are cavity construction with external leaf of rendered brick.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Window units are uPVC double glazed.</p> <p>The front entrance door to the flat is of timber with small glazed panels.</p>
External decorations	<p>Visually inspected.</p> <p>Painted/stained finish to external timbers.</p>
Conservatories/porches	<p>None.</p>
Communal areas	<p>Circulation areas visually inspected.</p> <p>There is a communal staircase giving access to flats within the building. Floors and stairs are of concrete and walls plastered on hard. Windows at common areas are of wired glass.</p> <p>There is a controlled entry door system.</p>
Garages and permanent outbuildings	<p>None.</p>

# single survey

Outside areas and boundaries	Visually inspected.  Communal landscaped grounds surrounding the property with communal enclosed bin store.
Ceilings	Visually inspected from floor level.  Ceilings are of plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.  Internal walls are plasterboard on stud partitioning.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.  No access found to sub-floor area.  Flooring is of suspended timber with tongue and groove boarding.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.  The kitchen is fitted with floor standing and wall mounted units. Internal doors are flush panelled timber. There is a sliding door to the kitchen of timber with glazed panels.  Skirtings and door frames are timber.
Chimney breasts and fireplaces	None.
Internal decorations	Visually inspected.  Wallpapered finishes to walls. Some ceilings have textured finishes. Painted finish to internal doors and joiner work.
Cellars	None.

# single survey

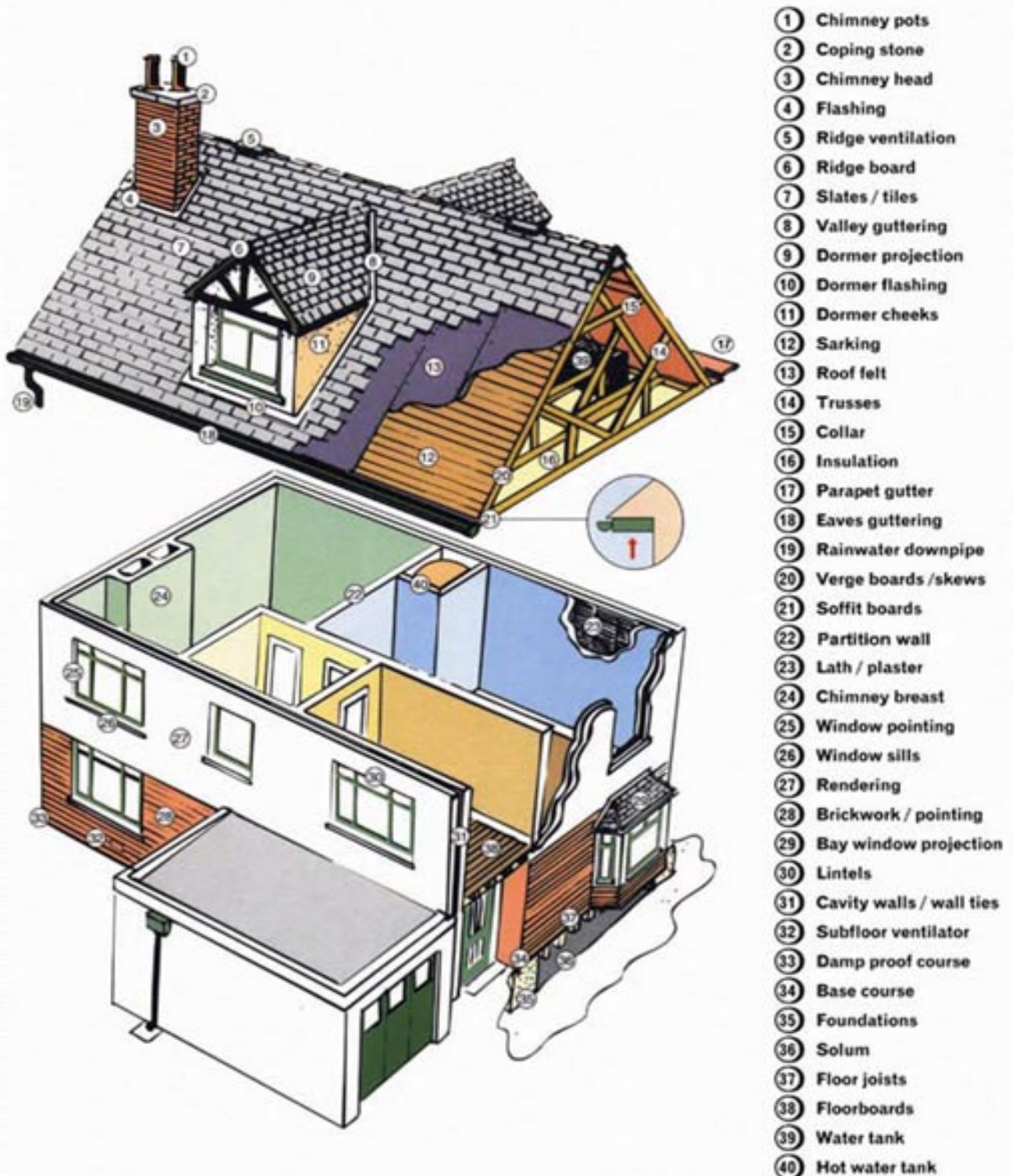
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity supply.</p> <p>The fuse box and meter are located within a small cupboard in the hall.</p> <p>Wiring is run in PVC and power outlets are of the 13 amp type.</p>
Gas	No mains gas.
Water, plumbing, bathroom fittings	<p>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.</p> <p>Mains water supply.</p> <p>Plumbing where visible is in copper and PVC.</p> <p>The bathroom is fitted with disabled shower, washhand basin and WC.</p> <p>There is a washhand basin in the store off the hall.</p>
Heating and hot water	<p>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.</p> <p>Heating is provided by electric storage and convector radiators.</p> <p>There is an electric fire in the lounge.</p> <p>Hot water is provided by an immersion heater located in the hall store. This is of copper with spray foam insulation and additional jacket insulation.</p> <p>There is a ventilation unit within the hall store with extraction vent to hall.</p>
Drainage	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is to main sewer.</p>

# single survey

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances.  There is a smoke detector at the hall ceiling.
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Any additional limits to inspection	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>Due to style of roof pitch and lack of sight lines from ground level, roof inspection extremely limited.</p> <p>The property was vacant, unfurnished and with fixed floor coverings throughout.</p> <p>No access found to sub-floor area.</p> <p>Roof spaces were not inspected as the access is within individual flats. Access to the flat roofed area was padlocked.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties.</p>
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## 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 following three categories:

<b>Category 3</b>	<b>Category 2</b>	<b>Category 1</b>
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.
<b>Structural movement</b>		
Repair category	1	
Notes	Within the limitations of my inspection, I found no evidence of any obvious signs of recent movement having occurred.	
<b>Dampness, rot and infestation</b>		
Repair category	1	
Notes	No evidence of significant dampness, rot or infestation.  There is some evidence of condensation within the property. Steps are required to improve heating/ventilation and the situation monitored.	
<b>Chimney stacks</b>		
Repair category	not applicable	
Notes	None.	
<b>Roofing including roof space</b>		
Repair category	1	
Notes	No significant repair issues identified, but I would reiterate that external inspection extremely limited.	
<b>Rainwater fittings</b>		
Repair category	1	
Notes	No significant repair issues identified.	
<b>Main walls</b>		
Repair category	1	
Notes	No significant repair issues identified.	
<b>Windows, external doors and joinery</b>		
Repair category	1	
Notes	No significant repair issues identified.	
<b>External decorations</b>		
Repair category	1	
Notes	No significant repair issues identified.	
<b>Conservatories/porches</b>		
Repair category	not applicable	
Notes	None.	

# single survey

<b>Category 3</b>		<b>Category 2</b>	<b>Category 1</b>
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.
<b>Communal areas</b>			
Repair category	1		
Notes	No significant repair issues identified.		
<b>Garages and permanent outbuildings</b>			
Repair category	not applicable		
Notes	None.		
<b>Outside areas and boundaries</b>			
Repair category	1		
Notes	No significant repair issues identified.		
<b>Ceilings</b>			
Repair category	1		
Notes	No significant repair issues identified.		
<b>Internal walls</b>			
Repair category	1		
Notes	Some condensation marking noted within the property.		
<b>Floors including sub-floors</b>			
Repair category	1		
Notes	No significant repair issues identified.		
<b>Internal joinery and kitchen fittings</b>			
Repair category	2		
Notes	<p>There is a timber door with glazed panels at the kitchen. I am unable to confirm whether this is safety glass or not. A competent glazier would provide further advice.</p> <p>Condensation noted to window frames internally.</p> <p>Kitchen units are dated and show signs of age/use.</p>		
<b>Chimney breasts and fireplaces</b>			
Repair category	not applicable		
Notes	None.		
<b>Internal decorations</b>			
Repair category	1		
Notes	I would assume an incoming purchaser would redecorate to personal taste.		

# single survey

<b>Category 3</b>		<b>Category 2</b>	<b>Category 1</b>
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.
<b>Cellars</b>			
Repair category	not applicable		
Notes	None.		
<b>Electricity</b>			
Repair category	2		
Notes	There are aspects of the electrical installation which may not satisfy current day needs. While the fuse box appears modern, sockets are of a dated type and there may be limited numbers for modern purposes. It is preferable to have electrical circuits upgraded by an NICEIC registered electrician.		
<b>Gas</b>			
Repair category	not applicable		
Notes	No gas supply.		
<b>Water, plumbing and bathroom fittings</b>			
Repair category	1		
Notes	No significant repair issues identified.		
<b>Heating and hot water</b>			
Repair category	2		
Notes	The plastic duct, where it joins the extraction unit, is blackened/heat damaged.		
<b>Drainage</b>			
Repair category	1		
Notes	No significant repair issues identified.		

# single survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	not applicable
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	not applicable
Communal areas	1
Garages and permanent outbuildings	not applicable
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	not applicable
Internal decorations	1
Cellars	not applicable
Electricity	2
Gas	not applicable
Water, plumbing and bathroom fittings	1
Heating and hot water	2
Drainage	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.

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

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

## 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 reinstatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

The property is within an area of known historic mining activity. The conveyancer should obtain a Coal Report and my valuation assumes a satisfactory report will be obtained with no adverse conditions revealed.

### Estimated reinstatement cost for insurance purposes

£95000

### Valuation and market comments

£70,000

The market continues to suffer from the lack of available mortgage finance and general economic climate.

Report author	Bill Lauder MRICS
Address	D M Hall LLP - Hamilton Unit 3, Cadzow Park, 82 Muir Street, Hamilton, ML3 6BJ
Signed	Electronically prepared by The Valuation Exchange
Date of report	21/10/2011

# energy report

## energy report on

<b>Property address:</b>	27 Glen Mallie East Kilbride G74 2BA
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<b>Customer:</b>	HOUSING AND LOAN
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<b>Customer address:</b>	27 Glen Mallie  G74 2BA
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<b>Prepared by:</b>	Bill Lauder MRICS D M Hall LLP - Hamilton
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## Address of dwelling and other details

27 Glen Mallie  
East Kilbride  
Glasgow  
G74 2BA

Dwelling type: Ground-floor flat  
Name of approved organisation: RICS Protocol for Scotland  
Membership number: RICS059648  
Date of certificate: 21 October 2011  
Reference number: 9140-2459-8000-9329-0375  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 68 m<sup>2</sup>  
Main type of heating and fuel: Electric storage heaters

## This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	40
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Approximate current energy use per square metre of floor area: 392 kWh/m<sup>2</sup>per year

Approximate current CO<sub>2</sub>emissions: 69 kg/m<sup>2</sup>per year

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub>emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub>emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above.

- 1 Low energy lighting for all fixed outlets

*A full energy report is appended to this certificate*



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

## Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS Protocol for Scotland. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr. William Lauder  
Company name/trading name: D M Hall Chartered Surveyors LLP  
Address: 5 Mollins Court Westfield Industrial Estate Cumbernauld G68 9HP  
Phone number: 01236 618900  
Fax number: 01236 618909  
E-mail address: bill.lauder@dmhall.co.uk  
Related party disclosure: No related party

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	392 kWh/m <sup>2</sup> per year	388 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	4.7 tonnes per year
Lighting	£62 per year	£40 per year
Heating	£858 per year	£869 per year
Hot water	£225 per year	£225 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

### About the building's performance ratings

The ratings on the certificate provide a measure of the buildings overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use standard occupancy assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

### About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

## Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. 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 physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, with external insulation	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★☆☆☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★☆☆☆☆
Lighting	Low energy lighting in 44% of fixed outlets	★★★☆☆	★★★☆☆
<b>Current energy efficiency rating</b>		<b>E 40</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>		<b>E 46</b>	

## Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

### Recommended measures to improve this homes energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
1 Low energy lighting for all fixed outlets	£13	£11	E 40	E 46
Total		£11		

Potential energy efficiency rating E 40

Potential environmental impact (CO<sub>2</sub>) rating E 46

### Further measures to achieve even higher standards

None

## About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

## About the further measures to achieve even higher standards

Not applicable

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO<sub>2</sub> emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk).