YOUR ONESURVEY

# HOME REPORT

## ADDRESS

Garail, Upper, 24 Thornly Park Avenue
Paisley
PA2 7SD

## PREPARED FOR

Sheila Walker

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

Nicol Estate Agents

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

# Document Index

| Document | Status | Prepared By | Prepared On |
|---|---|---|---|
| Single Survey | Final | Paisley - Allied Surveyors Scotland Ltd | 21/10/2026 |
| Mortgage Certificate | Final | Paisley - Allied Surveyors Scotland Ltd | 21/10/2026 |
| Property Questionnaire | Final | Sheila Walker | |
| EPC | FileUploaded | Paisley - 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:

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| **Surveyor Reference** | PE/0517 |

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| **Customer** | Sheila Walker |

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| **Selling address** | Garail, Upper, 24 Thornly Park Avenue<br>Paisley<br>PA2 7SD |

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|---|---|
| **Date of Inspection** | 20/10/2026 |

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|---|---|
| **Prepared by** | Ross Carpenter, MRICS Bsc (hons)<br>Paisley - 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.

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| Description | The subjects comprise an upper conversion contained within a two-storey C Listed former detached house, which has been sub-divided to form two separate properties. |
| Accommodation | Ground Floor - Entrance Vestibule and Stairwell.<br>First Floor - Half Landing leading to Hallway Landing, Living Room, 4 Bedrooms, Breakfasting Kitchen, Utility Room, Bathroom and Cloakroom. |
| Gross internal floor area (m2) | Approximately 199 square metres. |
| Neighbourhood and location | The subjects are located within the Thornly Park area of Paisley which lies to the south of the town centre. The immediately surrounding area is developed with properties of similar age and character. All usual residential amenities and transport links are available nearby.<br>The subjects are contained within the Thornly Park conservation area. |
| Age | Built circa 1906, and converted 1947. |
| Weather | At the time of inspection, it was overcast and raining. |
| Chimney stacks | The building is served by several brick chimney stacks, finished externally in roughcast. Flashings, where visible, are seen to be formed in lead.<br>Visible sight of the chimney heads was restricted due to the building's structure of complex nature and surrounding topography, with no physical access able to the south or west facing elevations.<br>The chimney stacks were visually inspected with the aid of binoculars where required. |

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| Roofing including roof space | The roof is of complex design being predominantly multi-pitched and overlaid in slate. There are sections of flat roof which incorporate parapet wall heads and parapet style guttering. These were not seen from within the scope of our inspection.<br><br>Again, it should be appreciated that no physical access was possible to the south or west facing elevations due to these areas being in private ownership of the ground-floor conversion.<br><br>Access was obtained to the main roof void through a hatch with drop-down ladder located adjacent to the utility room. The roof space is of a considerable size with access limited to the boarded walkways only. The roof is of traditional construction having timber framing with timber sarking boards. Access was further limited due to some stored items with general debris within the void.<br><br>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.<br><br>Roofs are prone to water penetration during adverse weather, but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms. |
| Rainwater fittings | The rainwater conductors and downpipes are predominantly formed in cast iron. The roof structure, as previously mentioned, incorporates parapet style guttering behind parapet wall heads.<br><br>Rainwater fittings were visually inspected with aid of binoculars where required. |
| Main walls | The main outer walls are of traditional solid brick construction, finished externally with roughcast. Again, visible sight of the external walls was restricted with no access possible to the south and west facing elevations.<br><br>Foundations and concealed parts were not exposed or inspected.<br><br>Walls were visually inspected with the aid of binoculars where required. |
| Windows, external doors and joinery | Windows throughout are predominantly of timber framed, single-glazed, sash and casement style units.<br><br>There are a number of metal framed, single-glazed window units present.<br><br>Access is obtained to the vestibule via a timber storm door.<br><br>Internal and external doors were opened and closed where keys were available.<br><br>Random windows were opened and closed where possible.<br><br>Windows, external doors and joinery were visually inspected. |
| External decorations | Painted finishes.<br><br>External decorations were visually inspected. |

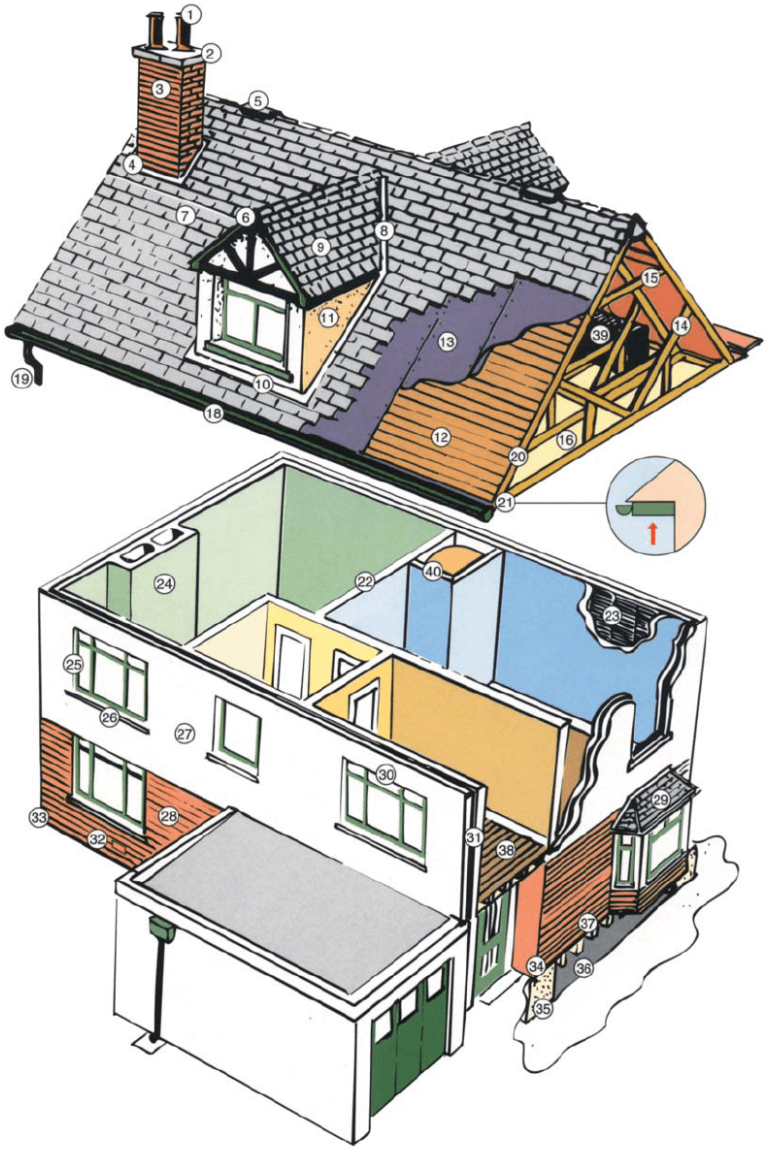
| | |
|---|---|
| Conservatories / porches | There are no conservatories or porches. |
| Communal areas | There are no communal areas. |
| Garages and permanent outbuildings | The subjects benefit from a large, detached garage. This is formed in blockwork, finished externally in render with a pitched roof overlaid in slate with uPVC gutters and downpipes for rainwater drainage.<br><br>Access is obtained via a remote operated up and over door to the front or single door to the gable. The internal inspection was restricted due to the presence of a number of stored items within.<br><br>Visually inspected. |
| Outside areas and boundaries | The subjects are set in amongst garden grounds which have been divided between the upper and lower conversions with a shared driveway.<br><br>Further to this, we understand that a plot of ground to the left-hand side of the driveway adjacent to Barcraigs Drive has planning permission for the construction of a two-storey detached house. We understand this is not included within the immediate sale and therefore, the area has not been included within the content report.<br><br>The garden grounds, where visible, are given over to a shared tarmac driveway, paving, grass, planted beds and concrete hardstanding.<br><br>We understand that the subjects benefit from ownership of the grounds around the garage area and the elevated enclosed garden to the north of the house.<br><br>Boundary definition varies between hedging, masonry walls, chain-link fencing and timber fencing.<br><br>Outside areas and boundaries were visually inspected. |
| Ceilings | Ceilings are formed in traditional wood lath and plaster or plasterboard.<br><br>Ceilings were visually inspected from floor level, and a damp meter was used. |
| Internal walls | Internal walls are formed in traditional wood lath and plaster, hard plaster or plasterboard.<br><br>Internal walls were visually inspected from floor level, and a damp meter was used as part of the inspection method. |
| Floors including sub floors | Flooring throughout is predominantly of suspended timber joist construction. At the time of inspection, the property was partly fitted with floor coverings with hardwood flooring present throughout most main apartments. No sight of concealed areas of the flooring was possible.<br><br>The subjects are located on an upper-floor and therefore, there is no sub-floor area to inspect.<br><br>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. |

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| Internal joinery and kitchen fittings | Typical traditional internal joinery to doors, surrounds and skirtings etc.<br><br>The kitchen fittings comprise a range of wall and floor mounted storage units, work surfaces and central island.<br><br>The utility room comprises similar fittings.<br><br>Internal joinery and kitchen fittings were visually inspected. No stored items were moved during the inspection. |
| Chimney breasts and fireplaces | There are is a wood burning stove sealed to the flue, as well as three gas fires within the main apartments and hallway landing. These each have decorative surrounds.<br><br>Chimney breasts and fireplaces were visually inspected. No testing of the flues or fittings was carried out. |
| Internal decorations | Internally, walls and ceilings are finished in paper, paint or tile.<br><br>Internal decorations were visually inspected. |
| Cellars | There are no cellars. |
| Electricity | Mains supply. The electrical installation is wall mounted within the cloakroom.<br><br>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 | Gas is from the mains supply.<br><br>No tests were carried out on the gas system.<br><br>Accessible parts of the system were visually inspected without removing fittings. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on. All gas appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor. |

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| Water, plumbing and bathroom fittings | Mains water supply. Where visible, sections of plumbing were seen to be formed in copper or PVC.<br><br>The bathroom facilities comprise a wash hand basin, wc, bath and walk-in shower cubicle.<br><br>The cloakroom facility benefits from a wash hand basin and a wc appears to have been removed.<br><br>Visual inspection of the accessible pipework, water tanks, cylinders and fittings was carried out without removing any insulation.<br><br>No tests whatsoever were carried out to the system or appliances.<br><br>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric. |
| Heating and hot water | The subjects have no fixed form of central heating fitted.<br><br>Hot water is provided via an immersion heater contained within an unvented hot water cylinder which is located within the roof void.<br><br>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 | Assumed to be connected to the local authority mains sewer.<br><br>No tests were carried out on the drainage system. Drainage covers etc were not lifted. |
| Fire, smoke and burglar alarms | The subjects benefit from several smoke alarms, and heat alarm.<br><br>These were inspected visually.<br><br>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.<br><br>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.<br><br>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 be required to be installed prior to sale. This of course should be confirmed by your legal advisor. |

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| Any additional limits to inspection | Physical access around the building's external fabric was restricted with no access possible to the privately owned garden grounds pertaining to the lower flat with no sight of the south and west most sections of the building being possible during the course of our inspection.<br><br>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: | The subjects appear to have been affected by a degree of past settlement movement. Within the limitations of a visual inspection only, the movement evident appears to be long-standing in nature and the likelihood of further significant movement appears remote. |

| Dampness, rot and infestation | |
|---|---|
| Repair category: | 3 |
| Notes: | Dampness and water ingress were identified during the course of inspection. Predominantly the wall linings of the vestibule and stairwell are affected, with a recent repair having been carried out to the roof over the stairs and affected ceiling and walls are in the drying out process.<br><br>Additional readings were found to the ceiling and wall in the living room where staining was evident.<br><br>Remedial works in order to regain the subjects in a wind and watertight condition, with external repairs anticipated. An incoming purchaser, as part of a large upgrading programme, should anticipate a substantial programme of repairs and upgrading throughout.<br><br>Previous damp staining was evident though several rooms and a programme of plaster repairs and redecoration should be anticipated.<br><br>It was noted within the roof void areas, of historic wood boring activity. This does appear longstanding. Nonetheless, it would be prudent to carry out cautionary spray treatment.<br><br>Evidence of historical rot repairs were also noted within the roof structure, and the availability of any documentation should be investigated. |

| 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: | 1 |
| Notes: | Where visible, no obvious or significant defects were noted. |

| Roofing including roof space | |
|---|---|
| Repair category: | 2 |
| Notes: | The roof covering is aged and visibly affected by a significant amount of wear and tear with some moss growth noted. An ongoing programme of routine monitoring, maintenance and reactive repairs should be anticipated by an incoming purchaser in order to maintain the subjects in a wind and watertight condition. Any works of repair should be carried out on a shared basis, and we would recommend in the shorter term, that the roof structure be inspected by a reputable roofing contractor in order to ensure that wind and watertightness be retained.<br><br>We understand that an inspection and works were carried out in 2025 with repairs and replacement of flat covering at that time, and more recently, and any available documentation relating to this work including guarantees/warranty should be provided.<br><br>The valley visible over the kitchen was choked with vegetation.<br><br>Recent repairs appear to have been carried out over the entrance stairwell.<br><br>Within the roof void, it was noted that some areas of sarking and rafters are affected by salt staining and staining build-up. As part of the recommended roofing contractor inspection works, the internal structure should be inspected to clarify fully its condition. We did also note several redundant wasp bykes within the space. Again, the inspection was further restricted due to the presence of items and general debris with historic wood boring activity noted.<br><br>The subjects incorporate sections of flat roofs which were unseen. Flat roofs have inherently short lives and can be prone to sudden failure, and these areas should be subject to routine monitoring. |

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

| Rainwater fittings | |
|---|---|
| Repair category: | 2 |
| Notes: | Where visible, no obvious or significant defects were noted to the gutters and downpipes, however, the roof valleys, as mentioned above are choked with vegetation and debris. |

| Main walls | |
|---|---|
| Repair category: | 1 |
| Notes: | Where apparent and visible, no obvious or significant defects were noted to the main walls of the property. Nonetheless, ongoing routine monitoring and maintenance should be anticipated. |

| Windows, external doors and joinery | |
|---|---|
| Repair category: | 3 |
| Notes: | The window units are of considerable age and we understand in recent months, easing has been undertaken to regain some function. Nonetheless, the window units require a substantial programme of maintenance, overhaul, repairs or consideration for replacement to more modern, efficient units which should still be in line with the building's listed status. It would be advisable to seek advice from a suitable contractor.<br><br>Further to this, we noted corrosion to metalwork framings and some cracked glazing panels and missing sash cords were noted. |

| External decorations | |
|---|---|
| Repair category: | 1 |
| Notes: | Adequately maintained. |

| Conservatories / porches | |
|---|---|
| Repair category: | |
| Notes: | Not applicable. |

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

| Communal areas | |
|---|---|
| Repair category: | |
| Notes: | Not applicable. |

| Garages and permanent outbuildings | |
|---|---|
| Repair category: | 2 |
| Notes: | The garage's external fabric was affected by typical wear and tear with some vegetation growth noted to the slates and general debris build-up on the slates and guttering. These areas require to be cleared and cleaned and the realignment of some of the rainwater fittings which are loose/detached should be carried out.<br><br>Internally, no obvious or significant defects were noted to the garage which is of fairly modern build style. |

| Outside areas and boundaries | |
|---|---|
| Repair category: | 2 |
| Notes: | Absolute clarification of the garden grounds to be retained by the subject flat should be made by the completing solicitor to confirm the extent of the prospective plot and its assigned grounds.<br><br>The grounds generally, however, would benefit from a programme of maintenance, upkeep and repair with the driveway being rutted and the area of private garden ground, which we understand will be retained, would benefit from a programme of landscaping to personal taste with generally uneven and broken paving slabs noted to this area and aged wear and tear to the boundaries of this specific section.<br><br>An incoming purchaser should satisfy themselves in relation to the scope of the plot, the scope of the subjects retained garden grounds and general landscaping and upgrading to the grounds as well as maintenance to the shared boundaries.<br><br>Within reasonable proximity to the building, there are a number of mature trees, which should be regularly cut back and maintained. |

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

| Ceilings | |
|---|---|
| Repair category: | 3 |
| Notes: | Ceiling finishes are affected by blemishes, undulations and sections have been cut out and removed, where previous water ingress has occurred, and ongoing water ingress noted. An incoming purchaser should anticipate a programme of repairs and reinstatement of areas of the ceiling followed by plasterwork and repainting. |

| Internal walls | |
|---|---|
| Repair category: | 2 |
| Notes: | Internal wall finishes are affected by blemishes, wear and tear and historic damp staining and some more active dampness was noted. Prior to decoration, repair works should be anticipated and considered. |

| Floors including sub-floors | |
|---|---|
| Repair category: | 2 |
| Notes: | The refixing of some areas of flooring may be anticipated where noisy underfoot.<br><br>An incoming purchaser should satisfy themselves in relation to the installation of floor coverings throughout or treatment and coating to the hardwood flooring. Again, the purchaser should satisfy themselves in relation to these costs and it should be appreciated that we cannot comment on the condition of concealed timbers, |

| 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 joinery and kitchen fittings | |
|---|---|
| Repair category: | 3 |
| Notes: | To a number of areas throughout, joinery components are missing in relation to sections of skirtings etc. An incoming purchaser should anticipate the reinstatement of missing areas of timbers to personal taste.<br><br>Traditional timbers, where present are affected by typical aged wear and tear and may benefit from general maintenance and upkeep.<br><br>The kitchen fittings, however, appear to be of generally modern design with only some localised wear and tear noted.<br><br>It was, however noted, that internal glazing where present does not appear to be of an approved safety glass type. |

| Chimney breasts and fireplaces | |
|---|---|
| Repair category: | 2 |
| Notes: | Prior to recommissioning, it would be recommended that all fires and flues be serviced and swept by a suitably appropriate contractor. Gas fired should be inspected by a certified Gas engineer. |

| Internal decorations | |
|---|---|
| Repair category: | 3 |
| Notes: | An incoming purchaser should anticipate a full reprogramme of redecoration throughout to personal taste after repair works have been carried out as mentioned within the appropriate sections above. |

| Cellars | |
|---|---|
| Repair category: | |
| Notes: | Not applicable. |

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

| Electricity | |
|---|---|
| Repair category: | 3 |
| Notes: | The electrical installation is dated and should now be inspected by a suitably qualified electrical contractor and appraisals given for remedial and upgrading works. The purchaser should satisfy themselves in relation to these costs.<br><br>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations. |

| Gas | |
|---|---|
| Repair category: | 1 |
| Notes: | The valuation assumes the gas installation complies with current Gas Safe standards. However, we would nonetheless recommend that this be inspected and tested. |

| Water, plumbing and bathroom fittings | |
|---|---|
| Repair category: | 3 |
| Notes: | Where visible, sections of plumbing are seen to be affected by typical aged wear and tear in places.<br><br>It was however, noted that there is a missing wc within the cloakroom area and reinstatement/upgrading may be considered by an incoming purchaser.<br><br>The plumbing in the majority of properties built before 1945 was carried in lead. Given the age of the property, there is a risk that there could be lead piping in concealed locations. Should this be encountered, it would be essential to have this replaced on health grounds. |

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

| Heating and hot water | |
|---|---|
| Repair category: | 3 |
| Notes: | As previously stated, there is no fixed form of central heating within the subject property, and an incoming purchaser should satisfy themselves in relation to the costs of the installation of a central heating system throughout to personal taste and specification.<br><br>The hot water cylinder was not tested at the time of our inspection, however, is of an older style and unlikely to be as efficient in comparison to modern equivalents. |

| Drainage | |
|---|---|
| Repair category: | 1 |
| Notes: | No obvious or significant defects were noted. |

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

| | |
|---|---|
| **Structural movement** | 1 |
| **Dampness, rot and infestation** | 3 |
| **Chimney stacks** | 1 |
| **Roofing including roof space** | 2 |
| **Rainwater fittings** | 2 |
| **Main walls** | 1 |
| **Windows, external doors and joinery** | 3 |
| **External decorations** | 1 |
| Conservatories / porches | |
| Communal areas | |
| **Garages and permanent outbuildings** | 2 |
| **Outside areas and boundaries** | 2 |
| **Ceilings** | 3 |
| **Internal walls** | 2 |
| **Floors including sub-floors** | 2 |
| **Internal joinery and kitchen fittings** | 3 |
| **Chimney breasts and fireplaces** | 2 |
| **Internal decorations** | 3 |
| Cellars | |
| **Electricity** | 3 |
| **Gas** | 1 |
| **Water, plumbing and bathroom fittings** | 3 |
| **Heating and hot water** | 3 |
| **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?** | First. |
| **2. Are there three steps or fewer to a main entrance door of the property?** | [x]YES [ ]NO |
| **3. Is there a lift to the main entrance door of the property?** | [ ]YES [x]NO |
| **4. Are all door openings greater than 750mm?** | [ ]YES [x]NO |
| **5. Is there a toilet on the same level as the living room and kitchen?** | [x]YES [ ]NO |
| **6. Is there a toilet on the same level as a bedroom?** | [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**

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent completing solicitor by a local search and replies to the usual enquiries or by any statutory notice and planning proposal.

The subjects are Grade C listed, being of architectural and historic interest, and contained within the Thornly Park conservation area. .

Absolute confirmation of the garden grounds in ownership of the subject flat as well as shared rights of access over the driveway should be made with reference to the Titles.

Further to this, we understand that there is a plot of ground with planning permissions for a two-storey detached house which is to be separated from the subject property and absolute clarification of the scope and extent of this ground should be made. The completing solicitor should confirm all details.

The subjects have been formed by conversion which we understand was carried out in 1947 and no local authority documentation would be required to be exhibited given its historic nature.

The subjects benefit from a more modern built detached garage. Any local authority documentation available in relation to its construction would be beneficial to obtain.

It is recommended that where repairs, defects and maintenance items have been identified, particularly those categorised as a "2" or "3", interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of works required prior to submitting a legal offer to purchase.

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**

£1,250,000

The estimated reinstatement cost for insurance purposes is £1,250,000 (One Million, Two Hundred and Fifty Thousand Pounds Sterling). This is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy. It is recommended that the figure is reviewed annually and in light of any future alterations or additions to ensure that you have adequate cover. Alternatively you should seek specialist advice from your insurer. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees.

**Valuation (£) and market comments**

£230,000

The market value for the outright ownership interest of the property described in the report is £230,000 (Two Hundred and Thirty Thousand Pounds Sterling).

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights.

| | |
|---|---|
| **Report author:** | Ross Carpenter, MRICS Bsc (hons) |
| **Company name:** | Paisley - Allied Surveyors Scotland Ltd |
| **Address:** | 43 Gauze Street<br>Paisley<br>PA1 1EX |
| **Signed:** | Electronically Signed: 325871-c317ff46-3c88 |
| **Date of report:** | 21/10/2026 |

PART 2.

# MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.



# Mortgage Valuation Report

| Mortgage Valuation Report | | | |
|---|---|---|---|
| Property: | Garail, Upper, 24 Thornly Park Avenue<br>Paisley<br>PA2 7SD | Client: Sheila Walker<br><br>Tenure: Absolute ownership | |
| Date of Inspection: | 20/10/2026 | Reference: | PE/0517/RC/AC |

*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 subjects are located within the Thornly Park area of Paisley which lies to the south of the town centre. The immediately surrounding area is developed with properties of similar age and character. All usual residential amenities and transport links are available nearby.

The subjects are contained within the Thornly Park conservation area.

| 2.0 | DESCRIPTION | 2.1 Age: | Built circa 1906, and converted 1947. | |
|---|---|---|---|---|

The subjects comprise an upper conversion contained within a two-storey C Listed former detached house, which has been sub-divided to form two separate properties.

| 3.0 | CONSTRUCTION |
|---|---|

The main outer walls are of traditional solid brick construction, finished externally in roughcast.

The roof is of complex nature being predominantly multi-pitched and overlaid in slate, incorporating flat sections, of which were unseen.

| 4.0 | ACCOMMODATION |
|---|---|

Ground Floor - Entrance Vestibule and Stairwell.

First Floor - Half Landing leading to Hallway Landing, Living Room, 4 Bedrooms, Breakfasting Kitchen, Utility Room, Bathroom and Cloakroom.

| 5.0 | SERVICES (No tests have been applied to any of the services) | | | | | | |
|---|---|---|---|---|---|---|---|
| **Water:** | Mains | **Electricity:** | Mains | **Gas:** | Mains | **Drainage:** | Mains |
| **Central Heating:** | None with Hot Water provided via an electric emersion heater. | | | | | | |

| 6.0 | OUTBUILDINGS |
|---|---|
| **Garage:** | Large Detached Garage. |
| **Others:** | None. |

| | |
|---|---|
| **7.0** | **GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.* |

At the time of inspection, undertaken for Home Report purposes, the following points were noted which do not form an exhaustive list:

1. The building has been affected by settlement movement. Within the limits of a single site inspection the movement evident would appear to be long-standing in nature and the likelihood of further significant movement would appear to be remote.

2. The building's external fabric appears to be commensurate for a property of its age and type and will require a continual, ongoing programme of monitoring and maintenance with possible reactive repairs in order to maintain the subjects in a wind and watertight condition.

3. Internally, an incoming purchaser should anticipate a substantial programme of modernisation and upgrading throughout, as well as addressing areas of dampness identified during the course of the inspection. The incoming purchaser should satisfy themselves in relation to the full scope and cost as mentioned within our content report, however, this does not form an exhaustive list.

4. The grounds require clarification and upgrading to personal taste.

| | |
|---|---|
| **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 (£):** | 1,250,000 | **GROSS EXTERNAL FLOOR AREA** | 229 square metres. | **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** | | | | |

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent completing solicitor by a local search and replies to the usual enquiries or by any statutory notice and planning proposal.

The subjects are Grade C listed, being of architectural and historic interest, and contained within the Thornly Park conservation area. .

Absolute confirmation of the garden grounds in ownership of the subject flat as well as shared rights of access over the driveway should be made with reference to the Titles.

Further to this, we understand that there is a plot of ground with planning permissions for a two-storey detached house which is to be separated from the subject property and absolute clarification of the scope and extent of this ground should be made. The completing solicitor should confirm all details.

The subjects have been formed by conversion which we understand was carried out in 1947 and no local authority documentation would be required to be exhibited given its historic nature.

The subjects benefit from a more modern built detached garage. Any local authority documentation available in relation to its construction would be beneficial to obtain.

It is recommended that where repairs, defects and maintenance items have been identified, particularly those categorised as a "2" or "3", interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of works required prior to submitting a legal offer to purchase.

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 (£):** | **230,000** | Two Hundred and Thirty Thousand Pounds |
| **12.2** | **Market Value on completion of essential works (£):** | **-** | - |
| **12.3** | **Suitable security for normal mortgage purposes?** | Yes | |
| **12.4** | **Date of Valuation:** | 20/10/2026 | |

| | | | | | |
|---|---|---|---|---|---|
| **Signature:** | Electronically Signed: 325871-c317ff46-3c88 | | | | |
| **Surveyor:** | Ross Carpenter | MRICS Bsc (hons) | | **Date:** | 21/10/2026 |
| **Paisley - Allied Surveyors Scotland Ltd** | | | | | |
| **Office:** | **43 Gauze Street**<br>**Paisley**<br>**PA1 1EX** | | **Tel: 0141 889 4105**<br>**Fax:**<br>**email: paisley@alliedsurveyorsscotland.com** | | |

PART 3.

# ENERGY REPORT

A report on the energy efficiency of the property.



energy report on:

| | |
|---|---|
| **Property address** | Garail, Upper, 24 Thornly Park Avenue<br>Paisley<br>PA2 7SD |

| | |
|---|---|
| **Customer** | Sheila Walker |

| | |
|---|---|
| **Customer address** | Garail, Upper, 24 Thornly Park Avenue<br>Paisley<br>PA2 7SD |

| | |
|---|---|
| **Prepared by** | Ross Carpenter, MRICS Bsc (hons)<br>Paisley - Allied Surveyors Scotland Ltd |

# Energy Performance Certificate (EPC)

Dwellings

**Scotland**

**FLAT 1/1 , 24 THORNLY PARK AVENUE, PAISLEY, PA2 7SD**

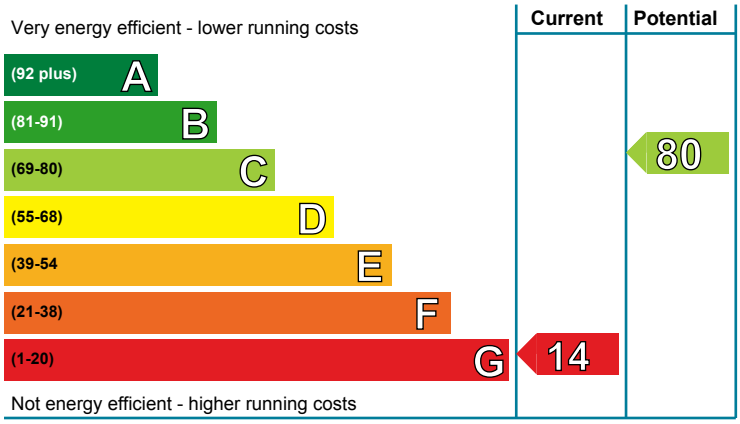
| | | | |
|---|---|---|---|
| **Dwelling type:** | Top-floor flat | **Reference number:** | 2616-2720-4209-0850-0222 |
| **Date of assessment:** | 20 October 2026 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 20 October 2026 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 199 m² | **Main heating and fuel:** | Room heaters, mains gas |
| **Primary Energy Indicator:** | 609 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*** | **£22,332** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£18,147** | |

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

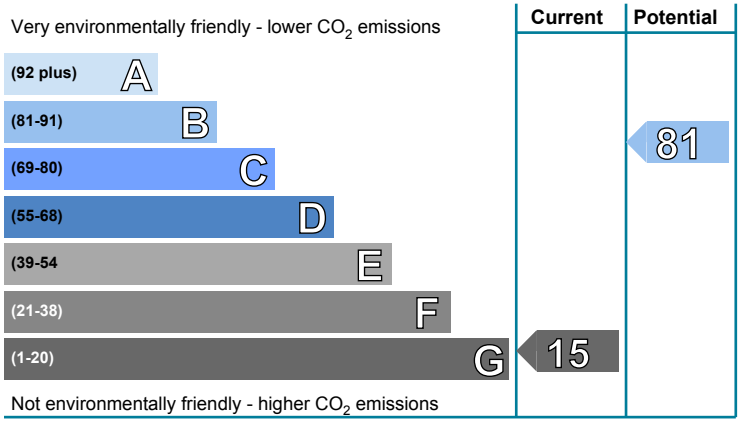



## Energy Efficiency Rating

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 G (14)**. 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 G (15)**

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 | £4269.00 |
| 2 Draughtproofing | £150 - £250 | £1068.00 |
| 3 Condensing boiler | £3,500 - £10,000 | £12210.00 |

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

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

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

## Summary of the energy performance related features of this home

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

| Element | Description | Energy Efficiency | Environmental |
|---|---|---|---|
| Walls | Sandstone, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| Roof | Pitched, 200 mm loft insulation | ★★★★☆ | ★★★★☆ |
| Floor | (another dwelling below) | — | — |
| Windows | Single glazed | ★☆☆☆☆ | ★☆☆☆☆ |
| Main heating | Room heaters, mains gas | ★☆☆☆☆ | ★☆☆☆☆ |
| Main heating controls | No thermostatic control of room temperature | ★★☆☆☆ | ★★☆☆☆ |
| Secondary heating | Room heaters, wood logs | — | — |
| Hot water | Electric immersion, off-peak | ★★☆☆☆ | ★★★★★ |
| 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 108 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 21 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 17.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---|---|---|---|
| **Heating** | £19,977 over 3 years | £3,189 over 3 years | You could save £18,147 over 3 years |
| **Hot water** | £2,031 over 3 years | £663 over 3 years | |
| **Lighting** | £324 over 3 years | £333 over 3 years | |
| **Totals** | **£22,332** | **£4,185** | |

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 | £1423 | F 25 | F 25 |
| 2 | Draughtproofing | £150 - £250 | £356 | F 28 | F 28 |
| 3 | Change room heaters to condensing boiler | £3,500 - £10,000 | £4070 | C 77 | C 78 |
| 4 | Replace single glazed windows with low-E double glazed windows | £4,500 - £6,000 | £200 | C 80 | B 81 |

### Alternative measures

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

- Micro CHP

## 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 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 3 Condensing boiler

A full central heating system using a condensing boiler will provide space and water heating at greater efficiency than gas room heaters, meaning it will burn less fuel to heat this property, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 4 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:**

- Biomass secondary heating

## Your home's heat demand

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

| Heat demand | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|---|---|---|---|---|
| Space heating (kWh per year) | 22,177.57 | N/A | N/A | N/A |
| Water heating (kWh per year) | 2,708.69 | | | |

## Addendum

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. Ross Carpenter |
| Assessor membership number: | EES/019508 |
| Company name/trading name: | Allied Surveyors Scotland Ltd |
| Address: | 43 Gauze Street<br>Paisley<br>PA1 1EX |
| Phone number: | 0141 889 4105 |
| Email address: | paisley@alliedsurveyors.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 | Garail, Upper, 24 Thornly Park Avenue<br>Paisley<br>PA2 7SD |
| Seller(s) | Sheila Walker |
| Completion date of property questionnaire | |
| Note for sellers | |

| | | |
|---|---|---|
| **1.** | **Length of ownership** | |
| | **How long have you owned the property?** | |
| | 49 years | |
| **2.** | **Council tax** | |
| | **Which Council Tax band is your property in? (Please circle)** | |
| | [ ]A [ ]B [ ]C [ ]D [ ]E [ ]F [x]G [ ]H | |
| **3.** | **Parking** | |
| | **What are the arrangements for parking at your property?**<br>**(Please tick all that apply)** | |
| | Garage | [x] |
| | Allocated parking space | [x] |
| | 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)? | [x]YES [ ]NO<br>[ ]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)? | [x]YES [ ]NO |
| **6.** | **Alterations/additions/extensions** | |
| a | (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? | [ ]YES [x]NO |
| | If you have answered yes, please describe below the changes which you have made: | |
| | (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? | [ ]YES [ ]NO |
| | If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. | |
| | If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them: | |
| b | Have you had replacement windows, doors, patio doors or double glazing installed in your property | [ ]YES [x]NO |
| | If you have answered yes, please answer the three questions below: | |
| | (i) Were the replacements the same shape and type as the ones you replaced? | [ ]YES [ ]NO |
| | (ii) Did this work involve any changes to the window or door openings? | [ ]YES [ ]NO |
| | (iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):<br><br>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). | [ ]YES [x]NO<br>[ ]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). | |
| | If you have answered yes, please answer the three questions below: | |
| | (i) When was your central heating system or partial central heating system installed? | |
| | (ii) Do you have a maintenance contract for the central heating system? | [ ]YES [ ]NO |
| | If you have answered yes, please give details of the company with which you have a maintenance contract | |
| | (iii) When was your maintenance agreement last renewed? (Please provide the month and year). | |
| **8.** | **Energy Performance Certificate** | |
| | Does your property have an Energy Performance Certificate which is less than 10 years old? | [x]YES [ ]NO |
| **9.** | **Issues that may have affected your property** | |
| a | Has there been any storm, flood, fire or other structural damage to your property while you have owned it? | [ ]YES [x]NO |
| | If you have answered yes, is the damage the subject of any outstanding insurance claim? | [ ]YES [ ]NO |
| b | Are you aware of the existence of asbestos in your property? | [ ]YES [x]NO<br>[ ]Don't know |
| | If you have answered yes, please give details: | |
| **10.** | **Services** | |
| a | Please tick which services are connected to your property and give details of the supplier: | |

| Services | Connected | Supplier |
|---|---|---|
| Gas or liquid petroleum gas | Y | Octopus |
| Water mains or private water supply | Y | Council |
| Electricity | Y | Octopus |
| Mains drainage | Y | Council |
| Telephone | Y | BT |
| Cable TV or satellite | N | |
| Broadband | Y | TalkTalk |

| | | |
|---|---|---|
| b | Is there a septic tank system at your property? | [ ]YES [x]NO |

| | | |
|---|---|---|
| | If you have answered yes, please answer the two questions below: | |
| | (i) Do you have appropriate consents for the discharge from your septic tank? | [ ]YES [ ]NO<br>[ ]Don't know |
| | (ii) Do you have a maintenance contract for your septic tank? | [ ]YES [ ]NO |
| | If you have answered yes, please give details of the company with which you have a maintenance contract: | |
| **11.** | **Responsibilities for shared or common areas** | |
| a | Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?<br>If you have answered yes, please give details:<br>*Shared driveway, roof and house structure, some surface water drains, as detailed in house deeds* | [x]YES [ ]NO<br>[ ]Don't know |
| b | Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?<br>If you have answered yes, please give details:<br>*As per house deeds* | [x]YES [ ]NO<br>[ ]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?<br>If you have answered yes, please give details:<br>*as per house deeds* | [x]YES [ ]NO |
| e | As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?<br>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.)<br>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<br>[ ]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.<br><br>*1997 both treatment and preventive work was carried out* | |
| b | As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? | [x]YES [ ]NO |
| | If you have answered yes, please give details:<br><br>*1997 both treatment and preventive work was carried out* | |
| c | If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? | [x]YES [ ]NO |
| | If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:<br><br>*30 year guarantee, about to expire* | |

| 14. | Guarantees | |
|---|---|---|
| a | Are there any guarantees or warranties for any of the following: | |
| (i) | Electrical work | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (ii) | Roofing | [ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost |
| (iii) | Central heating | [ ]NO [ ]YES [ ]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<br>[ ]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): | Mrs Sheila M Walker |
| Capacity: | [x]Owner<br>[ ]Legally Appointed Agent for Owner |
| Date: | 25/10/2026 |