

Example survey

Scottish Home Report

27 Glamis Avenue, Newton Mearns, Glasgow G77 5HT

REFERENCE SS-EXAMPLE-0178	CLIENT Example Client
INSPECTION DATE 21 May 2026	SURVEYOR A. Surveyor MRICS
COMPANY SurveyorSuite Example Reports	REPORT DATE 23 May 2026

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A About this report

PROPERTY ADDRESS	27 Glamis Avenue, Newton Mearns, Glasgow G77 5HT
CUSTOMER'S NAME	Mr & Mrs A. Example
CUSTOMER'S ADDRESS	c/o the selling agent. 27 Glamis Avenue, Newton Mearns, Glasgow G77 5HT
DATE OF INSPECTION	21 May 2026
PREPARED BY (FIRM NAME)	SurveyorSuite Example Reports
REPORT REFERENCE NUMBER (OPTIONAL)	SS-EXAMPLE-0178
PREVIOUS BUSINESS RELATIONSHIP?	No previous relationship
INCLUDE MORTGAGE VALUATION REPORT?	Yes — include MVR
INCLUDE PROPERTY QUESTIONNAIRE?	Yes — fill PQ in this report

B Terms and conditions

RICS Scotland mandatory Terms and Conditions (Annex A of the Single Survey Technical Guidance). These terms must appear at the front of every Single Survey Report — pre-filled below on report creation. You may amend or use the phrase picker to restore the standard wording.

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 in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this on the face of the Report.

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.

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 the 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 from information contained in the Report and the generic Mortgage Valuation Report and shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

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;
· 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 an 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:

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

C About the property

DESCRIPTION	Detached two-storey house of brick cavity-wall construction under a pitched concrete-tile roof, built circa 1965. A single-storey rendered rear extension (kitchen/diner) was added later, together with a uPVC conservatory. There is a detached single garage to the side.
ACCOMMODATION	GROUND FLOOR — entrance vestibule; hall; lounge; dining room; kitchen/diner (rear extension); utility; WC. FIRST FLOOR — landing; four bedrooms (one with en-suite shower room); family bathroom. Conservatory and detached garage to the rear/side.
GROSS INTERNAL FLOOR AREA (M²)	142
NEIGHBOURHOOD AND LOCATION	Established residential suburb in Newton Mearns, East Renfrewshire. Predominantly detached and semi-detached owner-occupied family houses of similar age and type. Well regarded for schooling and close to Mearns Cross shops and the M77. Not a conservation area.

AGE	Built circa 1965
WEATHER	Overcast and dry at the time of inspection; heavy rain the previous day.

D 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.

CHIMNEY STACKS	Visually inspected with the aid of binoculars where appropriate.
ROOFING INCLUDING ROOF SPACE	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.
RAINWATER FITTINGS	Visually inspected with the aid of binoculars where appropriate.
MAIN WALLS	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.
WINDOWS, EXTERNAL DOORS AND JOINERY	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.
EXTERNAL DECORATIONS	Visually inspected.

CONSERVATORIES / PORCHES	Visually inspected from ground and floor level where present.
COMMUNAL AREAS	Circulation areas visually inspected.
GARAGES AND PERMANENT OUTBUILDINGS	Visually inspected.
OUTSIDE AREAS AND BOUNDARIES	Visually inspected.
CEILINGS	Visually inspected from floor level.
INTERNAL WALLS	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
FLOORS INCLUDING SUB FLOORS	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch.
INTERNAL JOINERY AND KITCHEN FITTINGS	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
CHIMNEY BREASTS AND FIREPLACES	Visually inspected. No testing of the flues or fittings was carried out.
INTERNAL DECORATIONS	Visually inspected.
CELLARS	Inspected where present and where there was safe and reasonable access.
ELECTRICITY	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or

	appliances.
GAS	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.
WATER, PLUMBING AND BATHROOM FITTINGS	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.
HEATING AND HOT WATER	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.
DRAINAGE	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested.
FIRE, SMOKE AND BURGLAR ALARMS	Visually inspected. No tests whatsoever were carried out to the system or appliances.
ANY ADDITIONAL LIMITS TO INSPECTION	It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 2000, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor. In the case of flats it is assumed that there is a duty holder, as defined in the Control of Asbestos at Work Regulations, and that a Register of Asbestos and an 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 has been made.

Sectional Diagram

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



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E Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:
Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
Category 1: No immediate action or repair is needed.

Structural movement

1

DESCRIPTION

No significant structural movement was noted. A few fine hairline cracks to the internal plaster at the junction with the rear extension are consistent with normal differential movement between the original house and the later addition; non-progressive.



Fig. 1 — Hairline cracking at the junction with the rear extension — non-progressive

Dampness, rot and infestation

1

DESCRIPTION

Moisture-meter checks to the ground-floor walls were satisfactory. No rising or penetrating damp was identified. No rot or beetle infestation was seen.

E1 Chimney stacks

2

DESCRIPTION

Single brick stack to the main roof, viewed with binoculars. The cement flaunching is cracked and the pots are weathered. Repointing and re-flaunching is advised in the medium term.

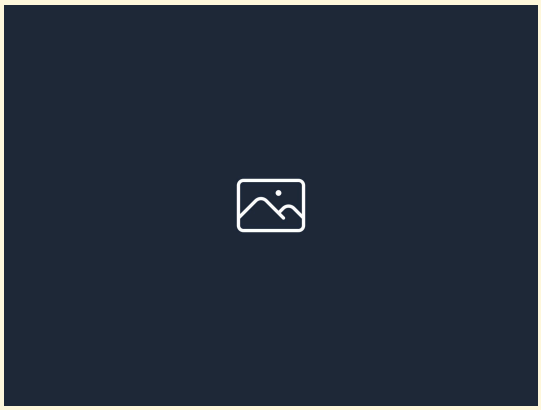


Fig. 2 — Chimney stack — cracked flaunching, weathered pots

E2 Roofing including roof space

2

DESCRIPTION

Main concrete-tile roof viewed externally with binoculars; generally sound for its age, with a few hairline-cracked tiles. The roof space was entered from the landing hatch — sarking sound, modern insulation present, no leaks seen. The flat felt roof to the rear extension is at the end of its serviceable life, with surface crazing and ponding; renewal should be budgeted for.

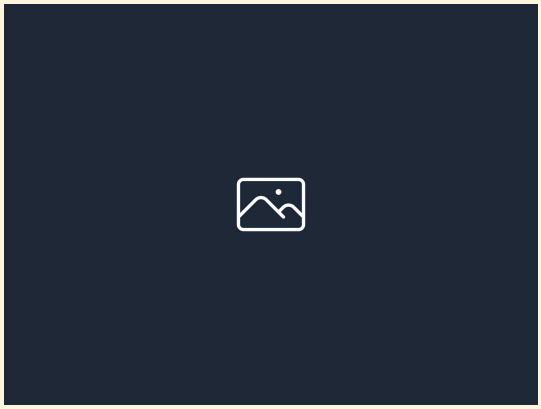


Fig. 3 — Concrete-tile roof — a few hairline-cracked tiles

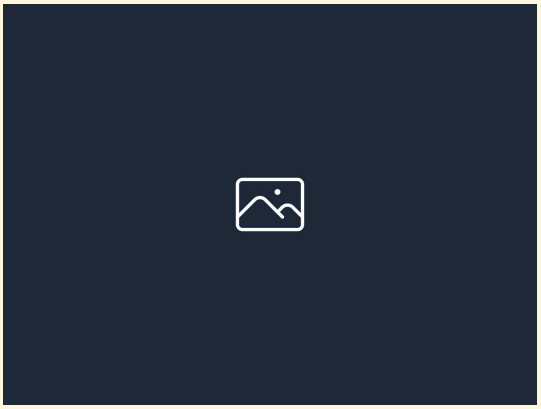


Fig. 4 — Flat felt roof to rear extension — surface crazing and ponding

E3 Rainwater fittings

2

DESCRIPTION

uPVC gutters and downpipes. A blocked gutter to the rear is overflowing and saturating the wall below. Clear and overhaul recommended.

E4 Main walls

2

DESCRIPTION

Brick cavity walls, part rendered to the extension. The render to the rear extension is cracked and sounds hollow in places; localised repair is needed.

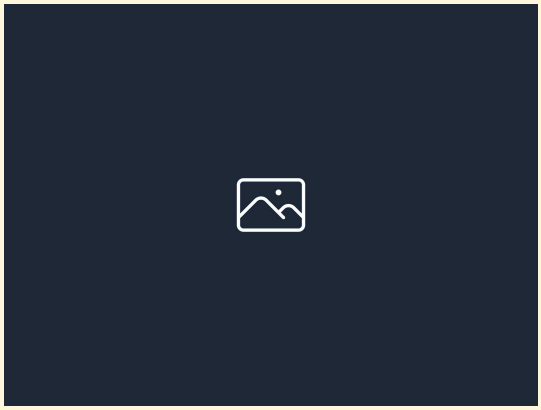


Fig. 5 — Rear extension render — cracked and hollow in places

E5 Windows, external doors and joinery

2

DESCRIPTION

uPVC double-glazed windows throughout, replaced by the sellers. A failed (misted) sealed unit was noted to one rear bedroom window. External doors are sound.

E6 External decorations

1

DESCRIPTION

Render and fascia paintwork generally fair; some flaking to the garage.

E7 Conservatories / porches

2

DESCRIPTION

uPVC conservatory to the rear on a dwarf wall with a polycarbonate roof. Functional, but the roof is discoloured and one roof panel is loose and should be re-secured.

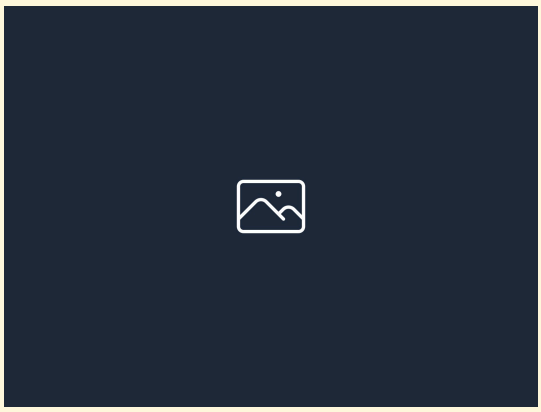


Fig. 6 — uPVC conservatory — loose roof panel

E8 Communal areas

NI

REASON NOT INSPECTED

Not applicable — detached house, no communal areas.

E9 Garages and permanent outbuildings

3

DESCRIPTION

Detached single garage with an asbestos-cement corrugated roof sheet. The sheet is weathered and cracked at one corner. Asbestos-cement must not be drilled or disturbed; specialist advice and removal is recommended now.

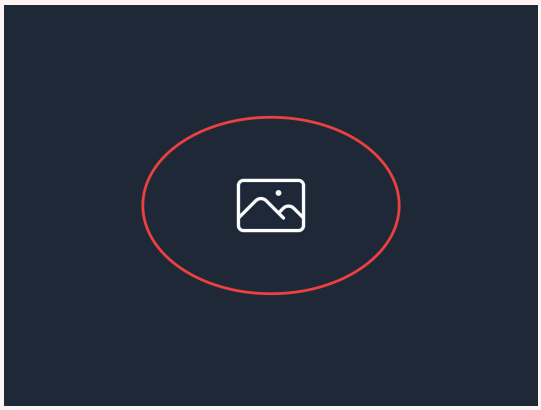


Fig. 7 — Detached garage — asbestos-cement roof sheet (Category 3)

E10 Outside areas and boundaries

2

DESCRIPTION

Front driveway and a lawned rear garden. The timber boundary fence to the rear is leaning and a section is rotten.

E11 Ceilings

1

DESCRIPTION

Plasterboard ceilings, sound. A minor crack to the lounge ceiling only.

E12 Internal walls

1

DESCRIPTION

Plaster/plasterboard partitions, sound.

E13 Floors including sub-floors

1

DESCRIPTION

Suspended timber floors to the original house, solid concrete to the extension. No undue deflection underfoot. Carpets were not lifted.

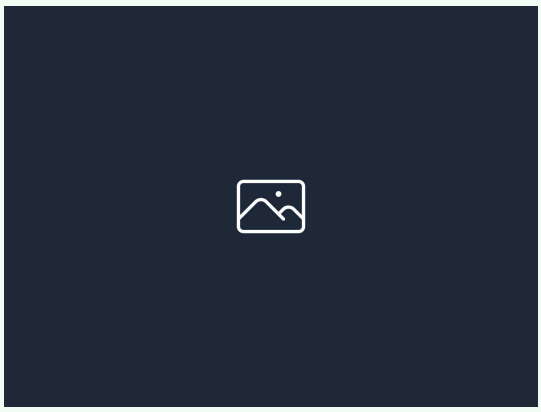


Fig. 8 — Suspended timber floor — original house

E14 Internal joinery and kitchen fittings

1

DESCRIPTION

Modern fitted kitchen in good order. Internal joinery sound.

E15 Chimney breasts and fireplaces

1

DESCRIPTION

A living-flame gas fire to the lounge; not tested.

E16 Internal decorations

1

DESCRIPTION

Generally good; recently redecorated.

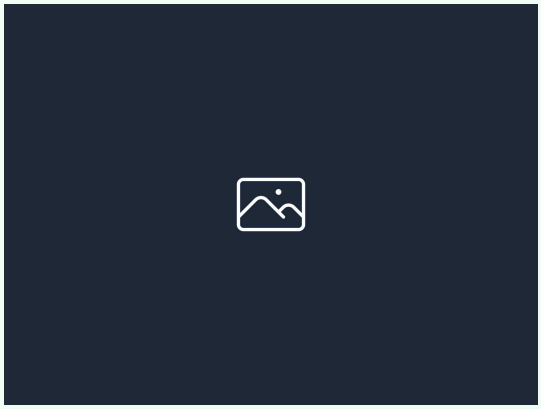


Fig. 9 — Lounge — recently redecorated

E17 Cellars

NI

REASON NOT INSPECTED

Not applicable — no cellar at this property.

E18 Electricity

1

DESCRIPTION

Mains supply with a modern RCD consumer unit. Visual inspection only, no tests.

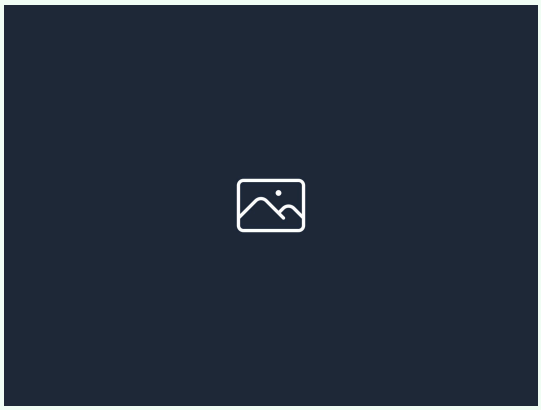


Fig. 10 — Consumer unit — modern RCD-protected

E19 Gas

1

DESCRIPTION

Mains gas. Combi boiler in the utility, data plate 2021. Visual only.

E20 Water, plumbing and bathroom fittings

1

DESCRIPTION

Mains water. Family bathroom and en-suite are modern and in good order.

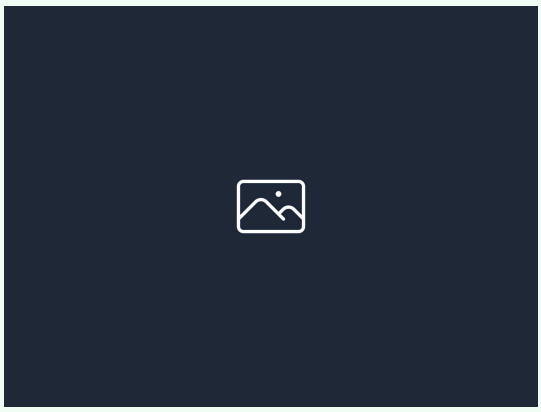


Fig. 11 — Family bathroom — modern and in good order

E21 Heating and hot water

1

DESCRIPTION

Gas central heating from the 2021 combi; radiators warmed through on test and system pressure was normal.

E22 Drainage

NI

REASON NOT INSPECTED

Mains drainage. Covers were not lifted and no testing was carried out — outwith the scope of the Single Survey.

E23 Fire, smoke and burglar alarms

1

DESCRIPTION

Interlinked mains smoke alarms to the hall and landing, a heat alarm to the kitchen and a CO alarm — all compliant with the Scottish interlinked fire-alarm standard.

Summary of condition

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	2
Communal areas	NI
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	1
Internal walls	1

Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	NI
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	NI
Fire, smoke and burglar alarms	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.

F 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. Where a lift is present, the count is based on the number of steps climbed when using the lift.
Unrestricted parking within 25 metres: includes parking available by means of a parking permit.

WHICH FLOOR(S) IS THE LIVING ACCOMMODATION ON?	Ground and first
ARE THERE THREE STEPS OR FEWER TO A MAIN ENTRANCE DOOR OF THE PROPERTY?	Yes
IS THERE A LIFT TO THE MAIN ENTRANCE DOOR OF THE PROPERTY?	No
ARE ALL DOOR OPENINGS GREATER THAN 750MM?	Yes
IS THERE A TOILET ON THE SAME LEVEL AS THE LIVING ROOM AND KITCHEN?	Yes
IS THERE A TOILET ON THE SAME LEVEL AS A BEDROOM?	Yes
ARE ALL ROOMS ON THE SAME LEVEL WITH NO INTERNAL STEPS OR STAIRS?	No
IS THERE UNRESTRICTED PARKING WITHIN 25 METRES OF AN ENTRANCE DOOR TO THE BUILDING?	Yes

G 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

Confirm the building warrant and completion certificate for the single-storey rear extension and for the conservatory. The asbestos-cement garage roof should be drawn to the purchaser's attention and specialist removal is recommended. Confirm responsibility for the rear boundary fence under the title. No factoring applies (detached house).

ESTIMATED REINSTATEMENT COST FOR INSURANCE PURPOSES (£)

£340,000

VALUATION AND MARKET COMMENTS

There is strong demand for detached family houses in Newton Mearns, with good comparable evidence on Glamis Avenue and the surrounding streets. The opinion of value reflects the need to renew the rear-extension flat roof and to address the garage roof.

MARKET VALUE (£)

£465,000

H Energy report

The Energy Report is produced separately by an accredited assessor (Approved Organisation) using RdSAP. The fields below capture the EPC reference data shown as a summary in this report — the full EPC / Energy Report is a standalone document that you attach to the Home Report pack when assembling it for the buyer.

EPC STATUS (OPTIONAL)	EPC already on the Scottish EPC Register (RRN reference)
EPC REPORT REFERENCE NUMBER (RRN)	9988-7766-5544-3322-1100
DATE OF EPC ASSESSMENT	18 May 2026
ENERGY EFFICIENCY BAND	D (55–68)
ENERGY EFFICIENCY RATING (1–100)	58
ENVIRONMENTAL IMPACT (CO_2) BAND	D (55–68)
ENVIRONMENTAL IMPACT RATING (1–100)	56
APPROVED ORGANISATION	Elmhurst Energy
HOW TO VERIFY THIS EPC	This EPC can be independently verified on the Scottish EPC Register (scottishepcregister.org.uk) by entering the Report Reference Number shown above. The register holds the authoritative copy of every EPC lodged in Scotland.

Surveyor's declaration

DECLARATION

I confirm that I have inspected the property and prepared this Single Survey Report in accordance with the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008 and the RICS Scotland Single Survey Property Inspection Technical Guidance.

I warrant that I am a surveyor registered with or authorised to practise by the Royal Institution of Chartered Surveyors and competent to survey, value and report upon residential property in Scotland.

I confirm that I am covered by suitable Professional Indemnity Insurance for the work undertaken in preparing this report.

WAS AI USED IN THIS REPORT?	Yes

AI USE

The following AI tools were used in preparing this report: AI-generated text or descriptions.

RELIABILITY ATTESTATION

I have reviewed the AI-assisted sections of this report. Applying professional judgement, I consider the output suitable for its intended purpose.

Surveyor & signature

SURVEYOR NAME A. Surveyor MRICS	PROFESSIONAL QUALIFICATIONS MRICS
RICS MEMBERSHIP NUMBER 1234567 (example only)	VRS REGISTRATION NUMBER VRS-12345678 (example only)
COMPANY NAME SurveyorSuite Example Reports	COMPANY ADDRESS Example Address, Example Town, EX1 2AB
PHONE NUMBER 01234 567890	EMAIL examples@surveyorsuite.co.uk
DATE OF REPORT 23 May 2026	

SIGNATURE



MVR 1 Property Details

PROPERTY TYPE	House
PROPERTY STYLE	Detached
BUILT FOR THE PUBLIC SECTOR?	No
APPROXIMATE YEAR OF CONSTRUCTION	circa 1965
TENURE	Absolute Ownership
NUMBER OF LIVING ROOM(S)	2
NUMBER OF BEDROOM(S)	4
NUMBER OF KITCHEN(S)	1
NUMBER OF BATHROOM(S)	2
NUMBER OF WC(S)	1
OTHER ROOMS (SPECIFY)	Utility room; en-suite shower room
GROSS FLOOR AREA – INTERNAL (M^2)	142
RESIDENTIAL ELEMENT GREATER THAN 40%?	Yes
GARAGE / PARKING	Single garage
GARAGE/PARKING AVAILABLE ON SITE?	Yes
PERMANENT OUTBUILDINGS	Detached single garage to the side.

MVR 2 Construction & Special Risks

WALLS	Brick
ROOF	Tile
HAS THE PROPERTY SUFFERED STRUCTURAL MOVEMENT?	No
EVIDENCE OF SUBSIDENCE, HEAVE, LANDSLIP OR FLOOD RISK IN THE IMMEDIATE VICINITY?	No

MVR 3 Service Connections & Site

Based on visual inspection only.

DRAINAGE	Mains
WATER	Mains
ELECTRICITY	Mains
GAS	Mains
CENTRAL HEATING	Yes
BRIEF DESCRIPTION OF CENTRAL HEATING	Gas-fired wet central heating from a 2021 combi boiler, with radiators throughout.
LOCATION	Residential suburb
HAS THE PROPERTY BEEN EXTENDED / CONVERTED / ALTERED?	Yes
ROAD TYPE	Made up road
ROAD ADOPTED?	Adopted

MVR 4 General Remarks, Repairs & Mortgageability

GENERAL REMARKS	A well-presented detached family house in a strong residential location. Suitable comparable evidence is available locally. The later rear extension and conservatory should have their warrant/completion documentation confirmed by the purchaser's solicitor.
ESSENTIAL REPAIRS	None essential for lending purposes, although the rear-extension flat roof and the asbestos-cement garage roof should be addressed in due course.
RETENTION RECOMMENDED?	No
COMMENT ON MORTGAGEABILITY	In our opinion the property forms suitable security for loan purposes, subject to the specific lender's criteria which may vary.

MVR 5 Valuations

MARKET VALUE IN PRESENT CONDITION (£)	£465,000
INSURANCE REINSTATEMENT VALUE (£)	£340,000
REINSPECTION NECESSARY?	No

PQ 1 Ownership, Council Tax, Parking, Conservation, Listed

Seller-completed information per SSI 2008/76 Schedule 2. Transcribed during the inspection visit.

Q1 — HOW LONG HAS THE SELLER OWNED THE PROPERTY?	12 years
Q2 — COUNCIL TAX BAND	G
Q3 — GARAGE PARKING AVAILABLE?	Yes
Q3 — ALLOCATED PARKING SPACE?	No
Q3 — DRIVEWAY?	Yes
Q3 — SHARED PARKING?	No
Q3 — ON-STREET PARKING?	No
Q4 — PROPERTY IN A DESIGNATED CONSERVATION AREA?	No
Q5 — LISTED BUILDING OR CONTAINED WITHIN ONE?	No

PQ 2 Alterations, Heating, EPC

Q6A(I) — ANY STRUCTURAL ALTERATIONS, ADDITIONS OR EXTENSIONS DURING SELLER'S OWNERSHIP?	Yes
Q6A(I) — DESCRIBE THE CHANGES MADE	Single-storey rear extension (kitchen/diner) built during the seller's ownership.

Q6A(II) — PLANNING PERMISSION, BUILDING WARRANT AND CONSENTS OBTAINED?	Yes
Q6A(II) — IF THE SELLER DOESN'T HOLD THE DOCUMENTS, WHO DOES?	Held by the seller with the title deeds.
Q6B — REPLACEMENT WINDOWS, DOORS, PATIO DOORS OR DOUBLE GLAZING?	Yes
Q6B(I) — SAME SHAPE AND TYPE AS THOSE REPLACED?	Yes
Q6B(II) — CHANGES TO WINDOW OR DOOR OPENINGS?	No
Q6B(III) — DESCRIBE THE CHANGES (WITH APPROXIMATE DATES)	uPVC double glazing fitted throughout — same shape and type as those replaced, with no changes to the window or door openings.
Q7 — CENTRAL HEATING SYSTEM?	Yes
Q7 — TYPE OF CENTRAL HEATING	Gas-fired
Q7(I) — WHEN WAS THE SYSTEM INSTALLED?	2021
Q7(II) — MAINTENANCE CONTRACT FOR THE CENTRAL HEATING?	No
Q8 — EPC LESS THAN 10 YEARS OLD?	Yes

PQ 3 Issues Affecting Property & Services

Q9A — ANY STORM, FLOOD, FIRE OR OTHER STRUCTURAL DAMAGE DURING SELLER'S OWNERSHIP?	No
Q9B — AWARE OF ANY ASBESTOS IN THE PROPERTY?	Yes
Q9B — ASBESTOS DETAILS	Asbestos-cement corrugated roof sheet to the detached garage. Specialist removal is recommended.
Q10 — MAINS DRAINAGE CONNECTED?	Yes
Q10 — SEPTIC TANK SYSTEM AT THE PROPERTY?	No

PQ 4 Common Areas, Charges & Specialist Works

Q11A — AWARE OF ANY RESPONSIBILITY TO CONTRIBUTE TO JOINTLY-USED ITEMS (SHARED DRIVE, ROAD, BOUNDARY, GARDEN)?	No
Q11B — RESPONSIBILITY FOR REPAIR/ MAINTENANCE OF ROOF, COMMON STAIRWELL OR OTHER COMMON AREAS?	Not applicable
Q11C — MAJOR ROOF REPAIR OR REPLACEMENT DURING SELLER'S OWNERSHIP?	No
Q11D — RIGHT TO WALK OVER NEIGHBOURS' PROPERTY (E.G. FOR BINS, BOUNDARY MAINTENANCE)?	No
Q11E — NEIGHBOURS HAVE RIGHT TO WALK OVER THE SELLER'S PROPERTY?	No
Q11F — PUBLIC RIGHT OF WAY ACROSS ANY PART OF THE PROPERTY?	No
Q12A — FACTOR OR PROPERTY MANAGER?	No
Q12B — COMMON BUILDINGS INSURANCE POLICY?	No
Q13A — TREATMENT OF DRY ROT, WET ROT, DAMP OR OTHER SPECIALIST WORK EVER CARRIED OUT?	No
Q13B — ANY PREVENTATIVE WORK FOR DRY ROT, WET ROT, OR DAMP?	No

PQ 5 Guarantees, Boundaries, Notices

Q14A(I) — ELECTRICAL WORK GUARANTEE	No
Q14A(II) — ROOFING GUARANTEE	No
Q14A(III) — CENTRAL HEATING GUARANTEE	No
Q14A(IV) — NHBC GUARANTEE	No

Q14A(V) — DAMP COURSE GUARANTEE	No
Q14A(VI) — OTHER WORK OR INSTALLATIONS (CAVITY WALL INSULATION, UNDERPINNING, INDEMNITY POLICY, ETC.)	With title deeds
Q14B — IF "YES" OR "WITH TITLE DEEDS" ABOVE, GIVE DETAILS OF THE WORK OR INSTALLATIONS	Window installation guarantee for the replacement uPVC double glazing, held with the title deeds.
Q14C — OUTSTANDING CLAIMS UNDER ANY OF THE GUARANTEES ABOVE?	No
Q15 — HAS ANY BOUNDARY OF THE PROPERTY BEEN MOVED IN THE LAST 10 YEARS?	No
Q16A — IN PAST 3 YEARS, NOTICE OF A NEIGHBOURING PLANNING APPLICATION?	No
Q16B — IN PAST 3 YEARS, NOTICE THAT AFFECTS THE PROPERTY IN SOME OTHER WAY?	No
Q16C — IN PAST 3 YEARS, NOTICE REQUIRING MAINTENANCE, REPAIRS OR IMPROVEMENTS?	No

Photographic Record

E_structural — Structural movement

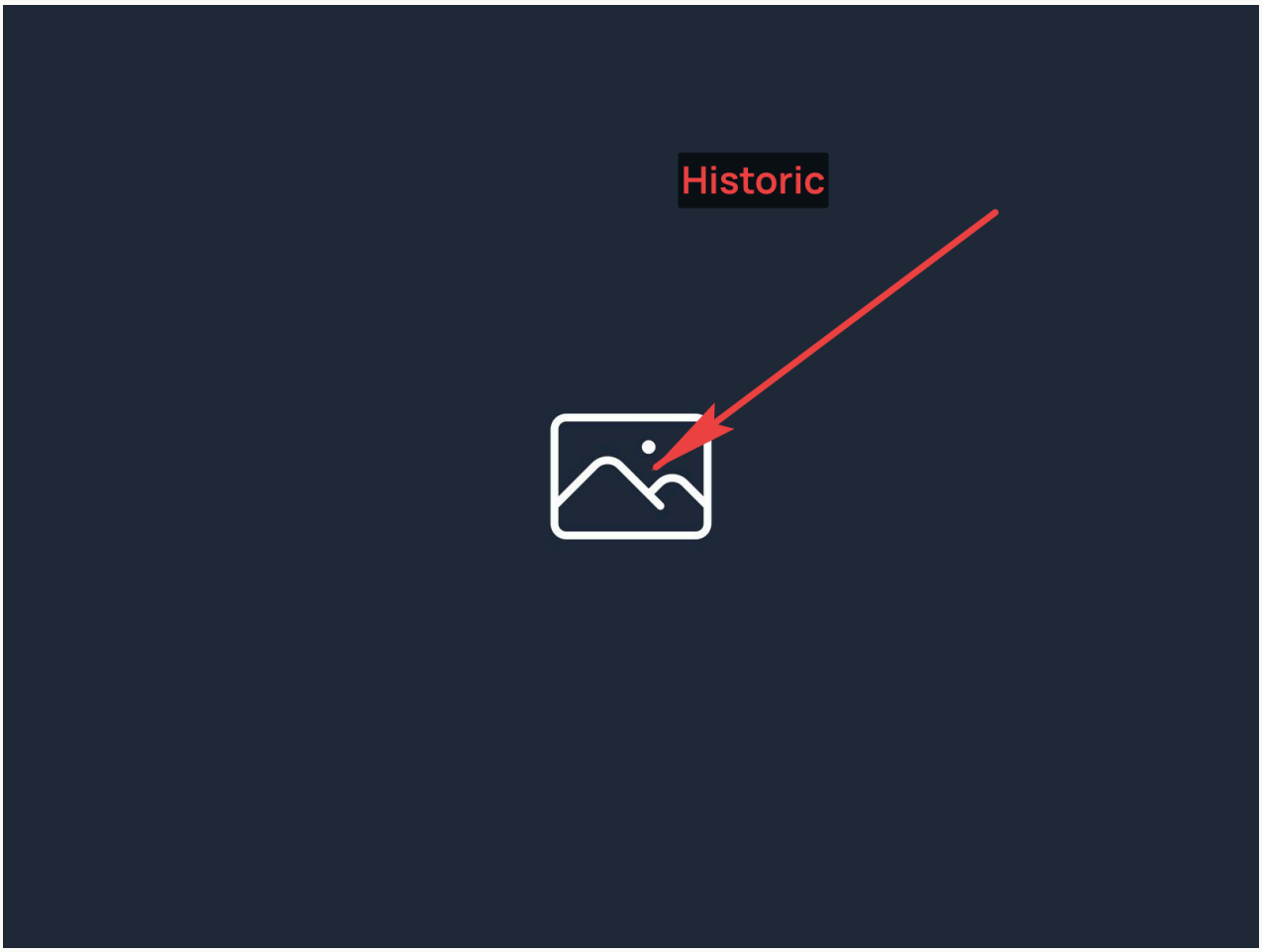


Fig. 1 — Hairline cracking at the junction with the rear extension — non-progressive

E1 — Chimney stacks

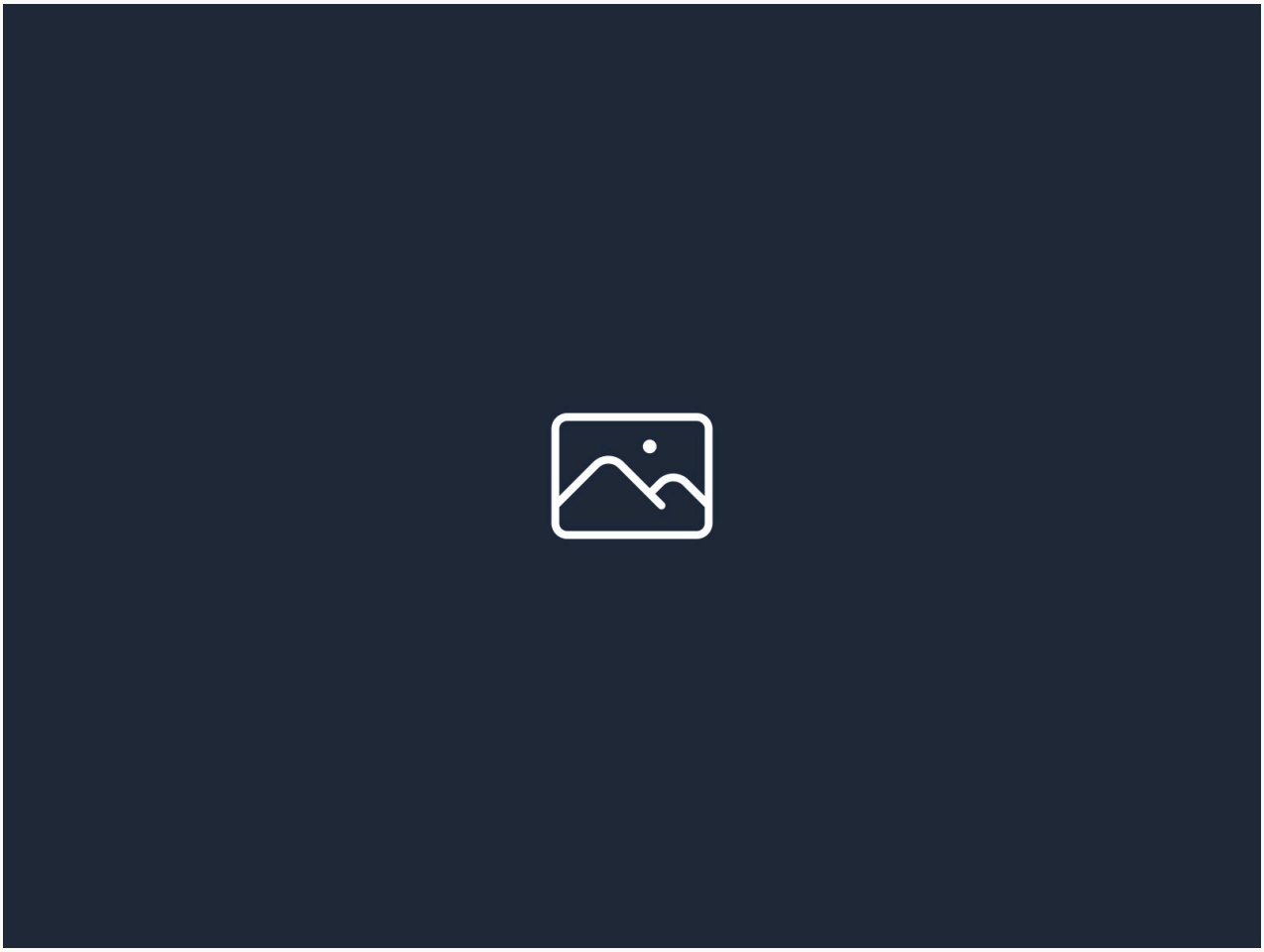


Fig. 2 — Chimney stack — cracked flaunching, weathered pots

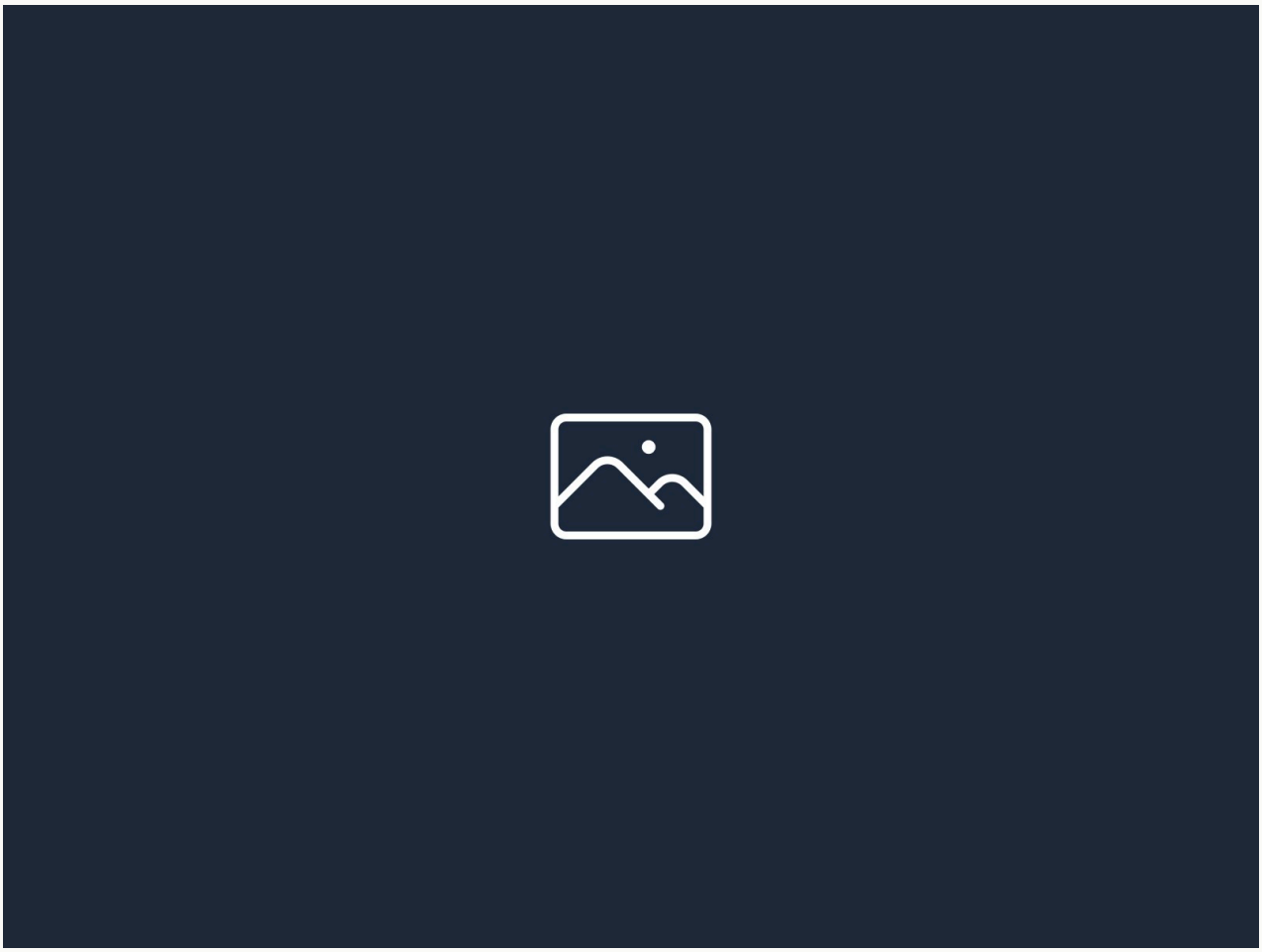


Fig. 3 — Concrete-tile roof — a few hairline-cracked tiles

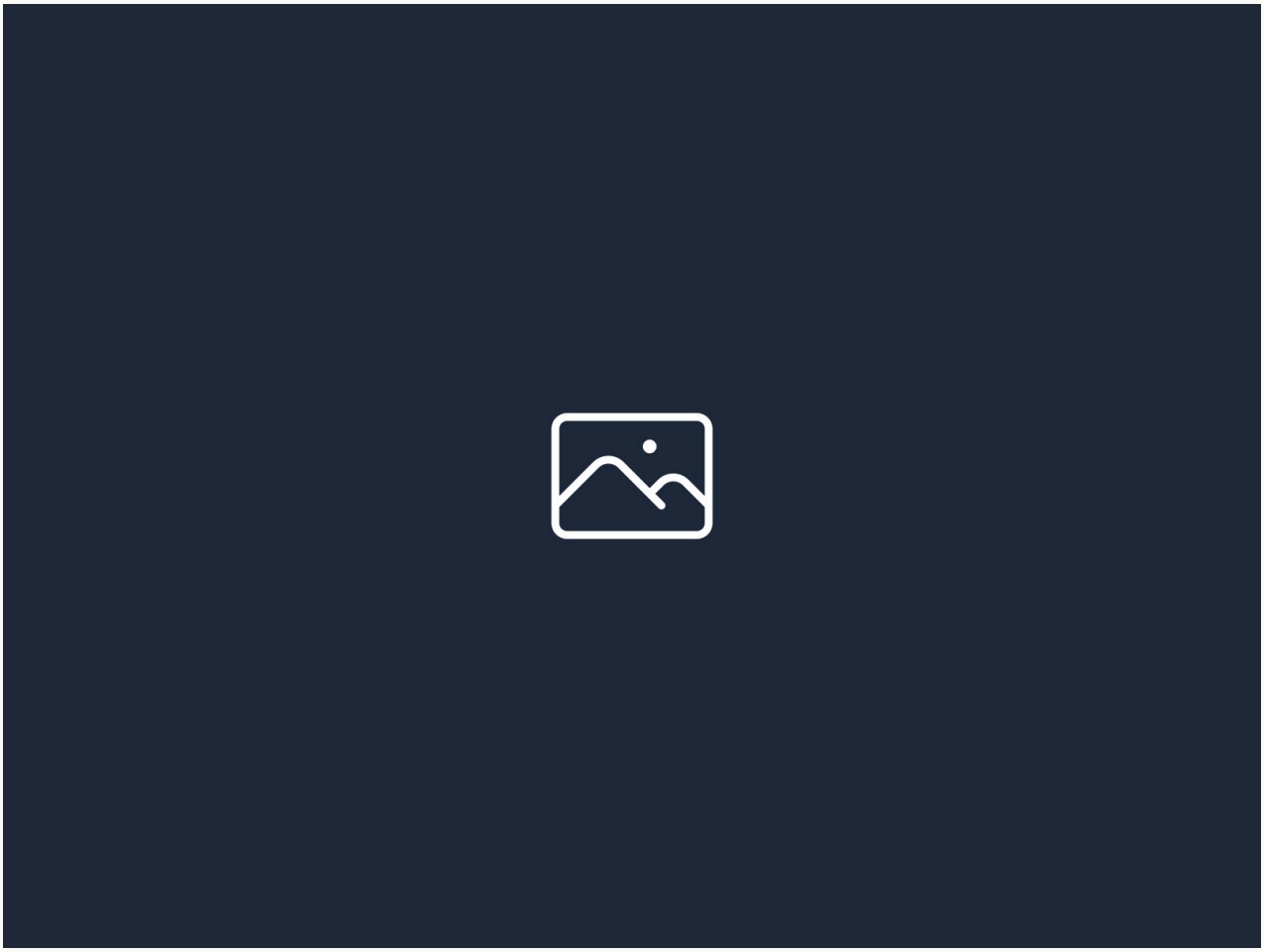


Fig. 4 — Flat felt roof to rear extension — surface crazing and ponding

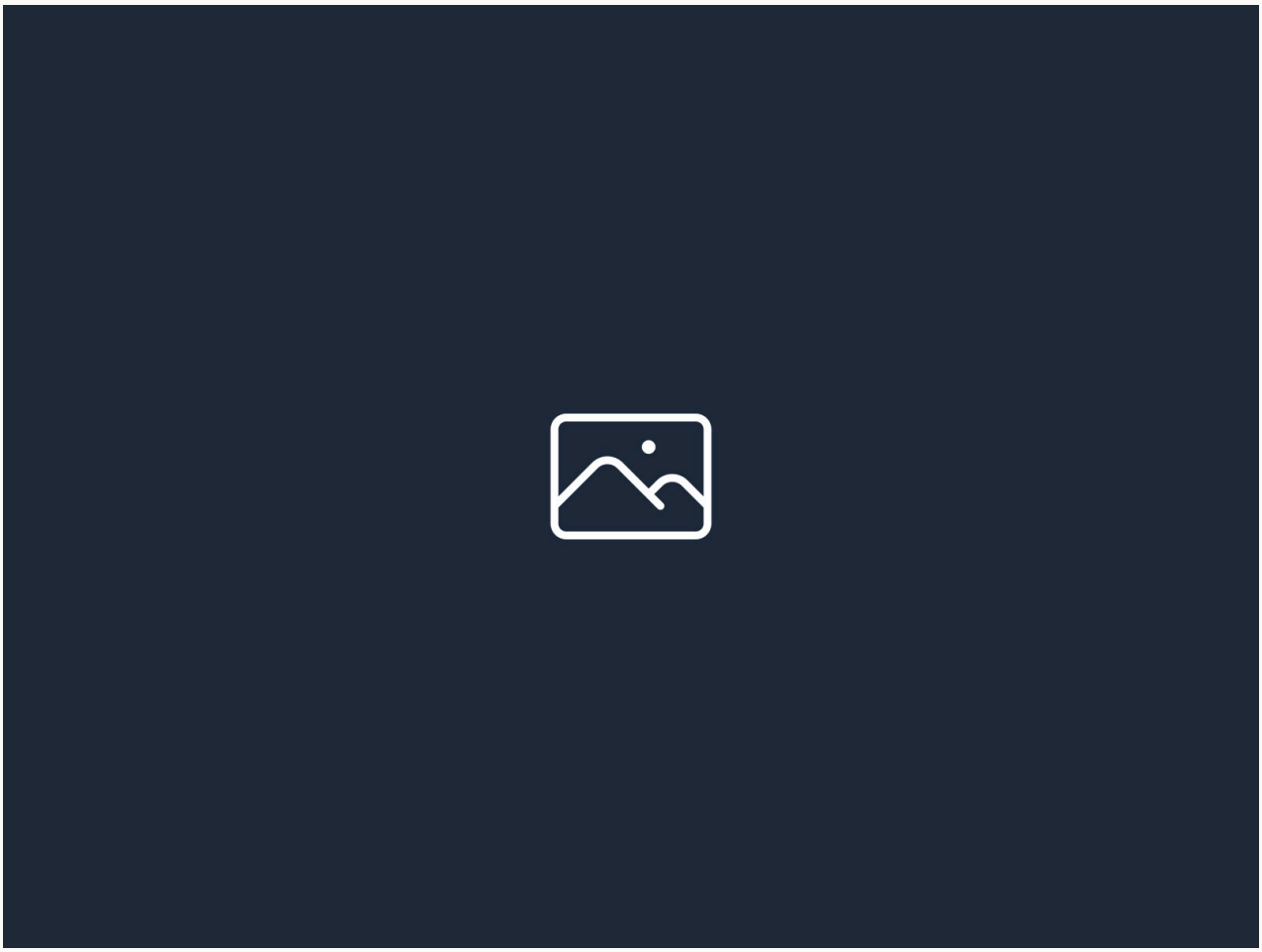


Fig. 5 — Rear extension render — cracked and hollow in places

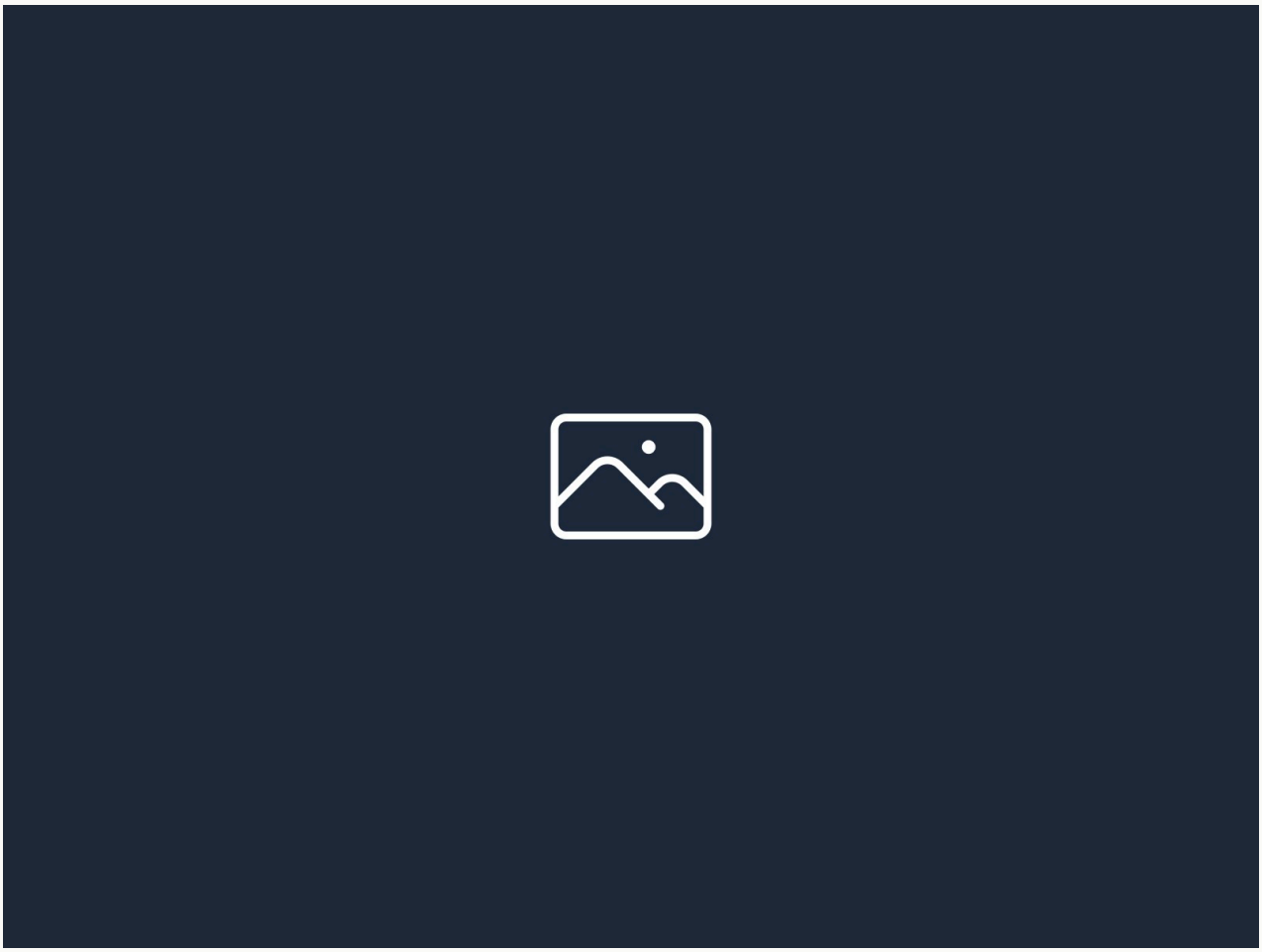


Fig. 6 — uPVC conservatory — loose roof panel

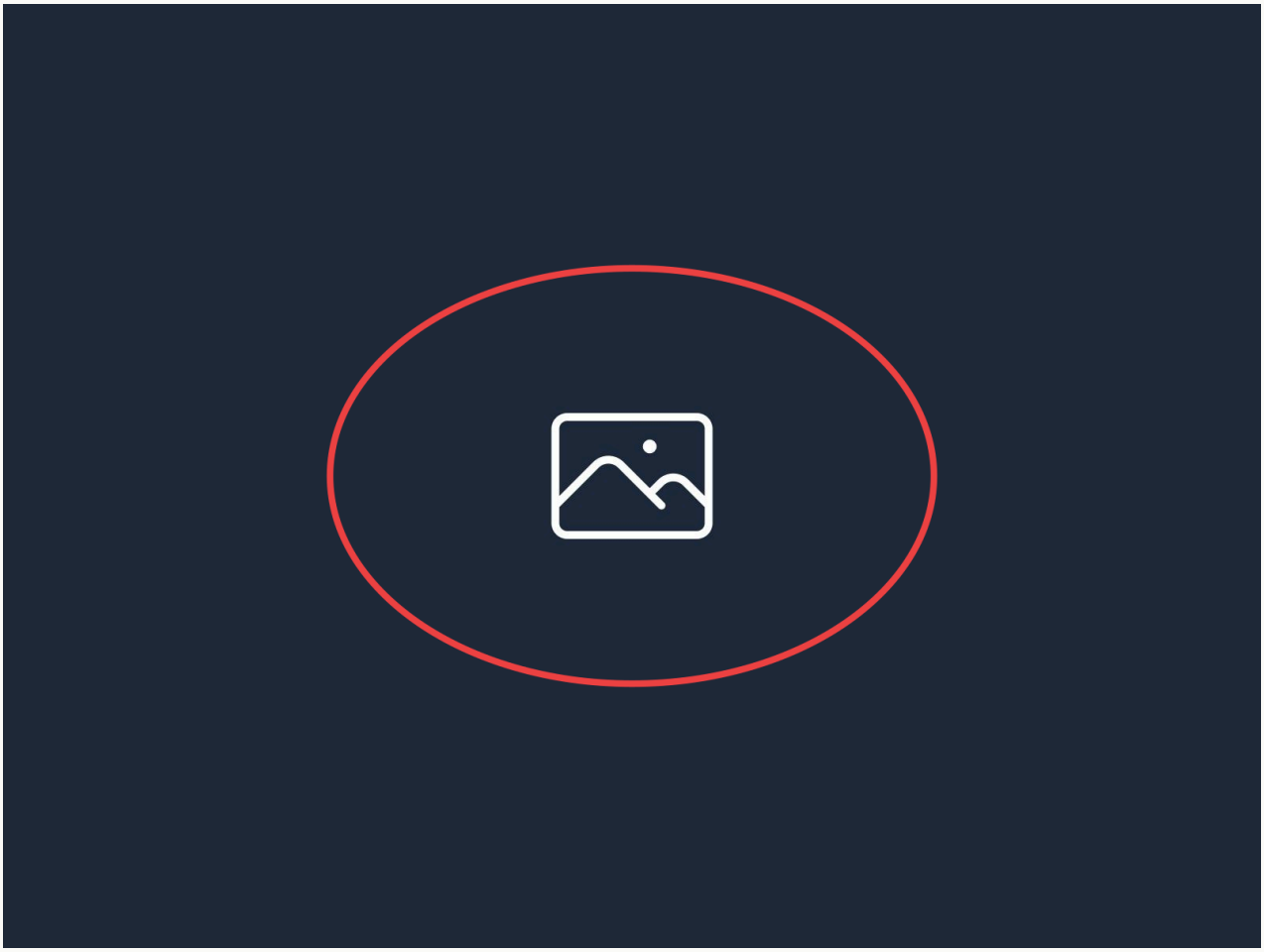


Fig. 7 — Detached garage — asbestos-cement roof sheet (Category 3)

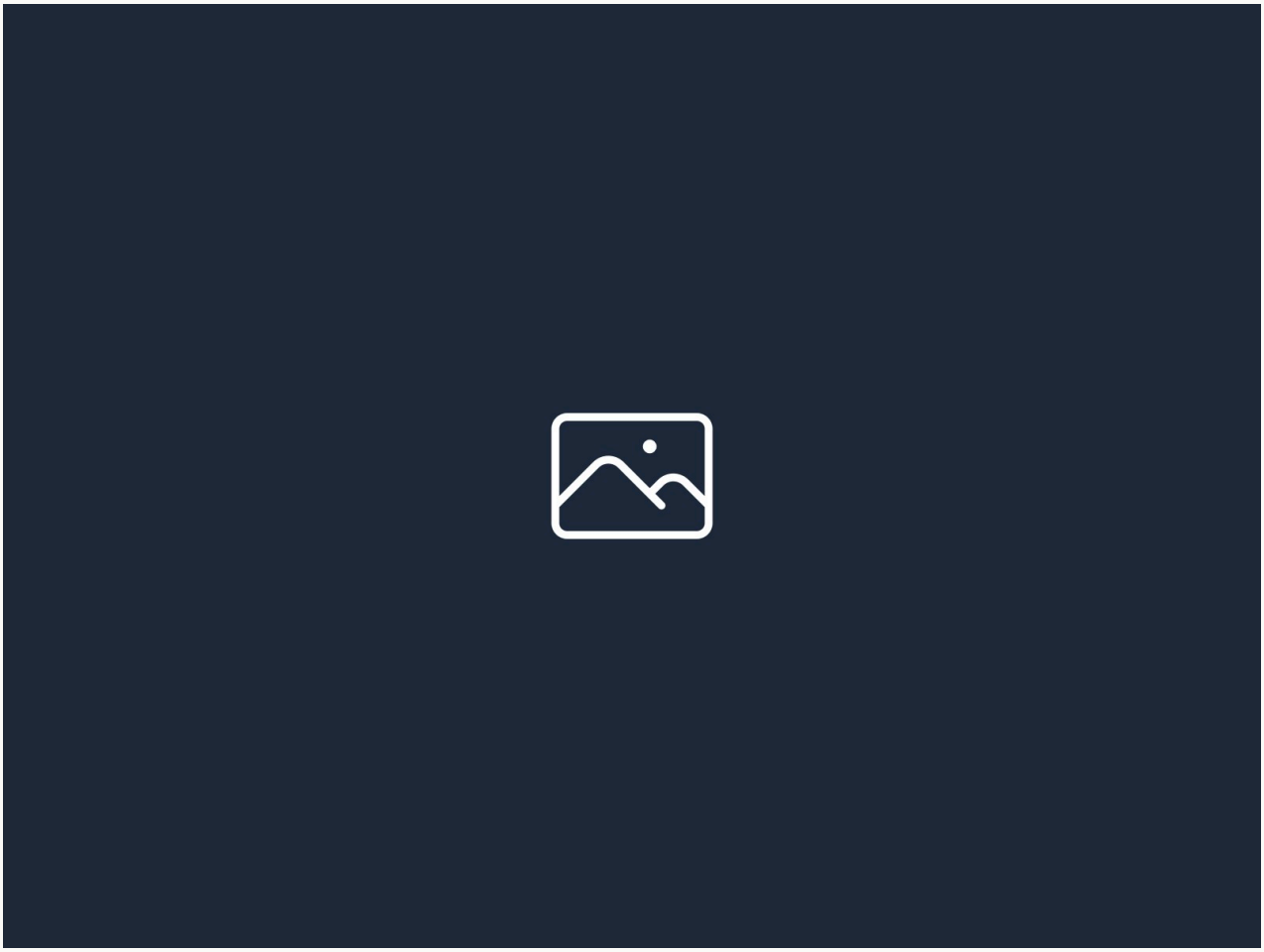


Fig. 8 — Suspended timber floor — original house

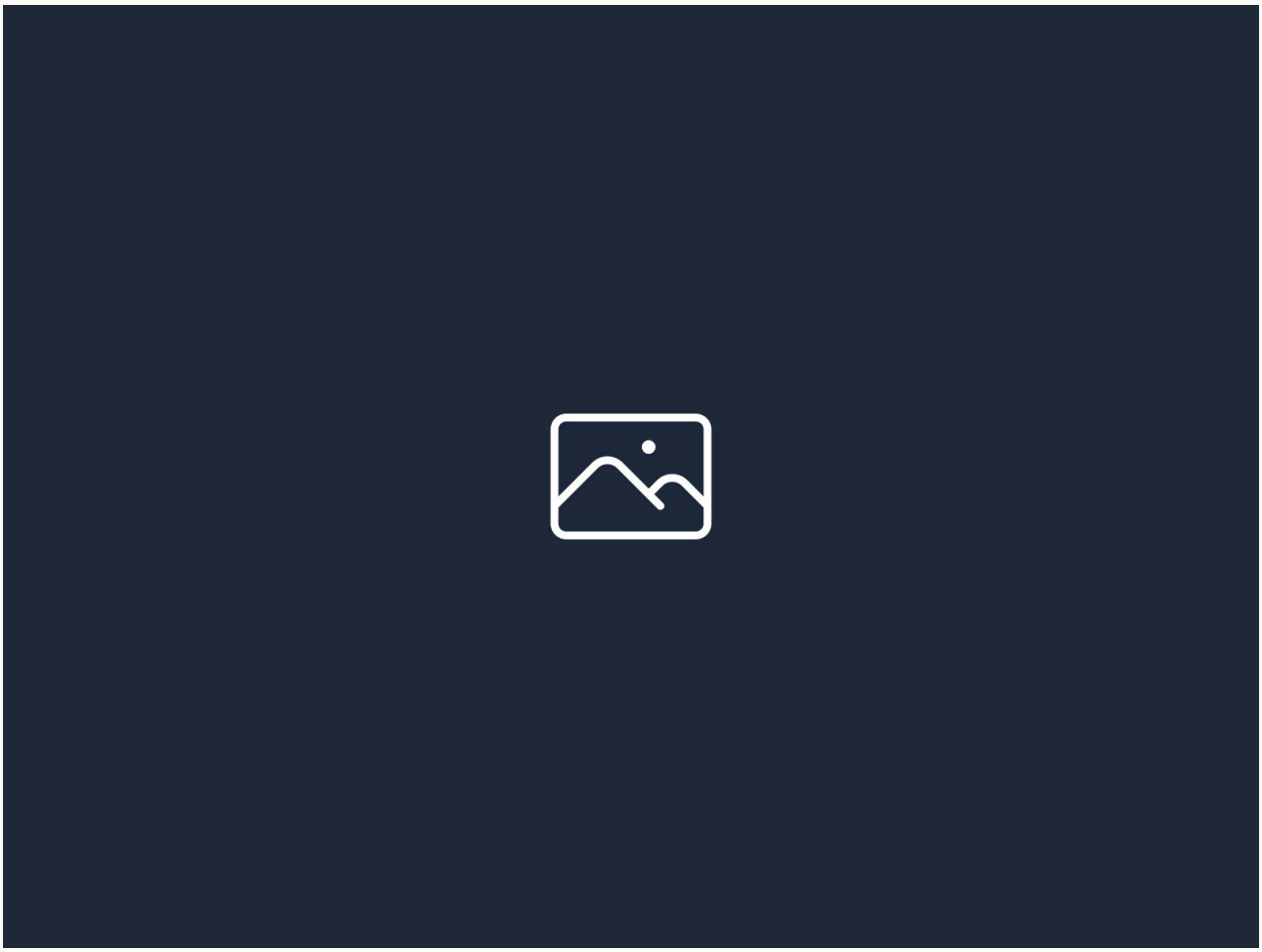


Fig. 9 — Lounge — recently redecorated

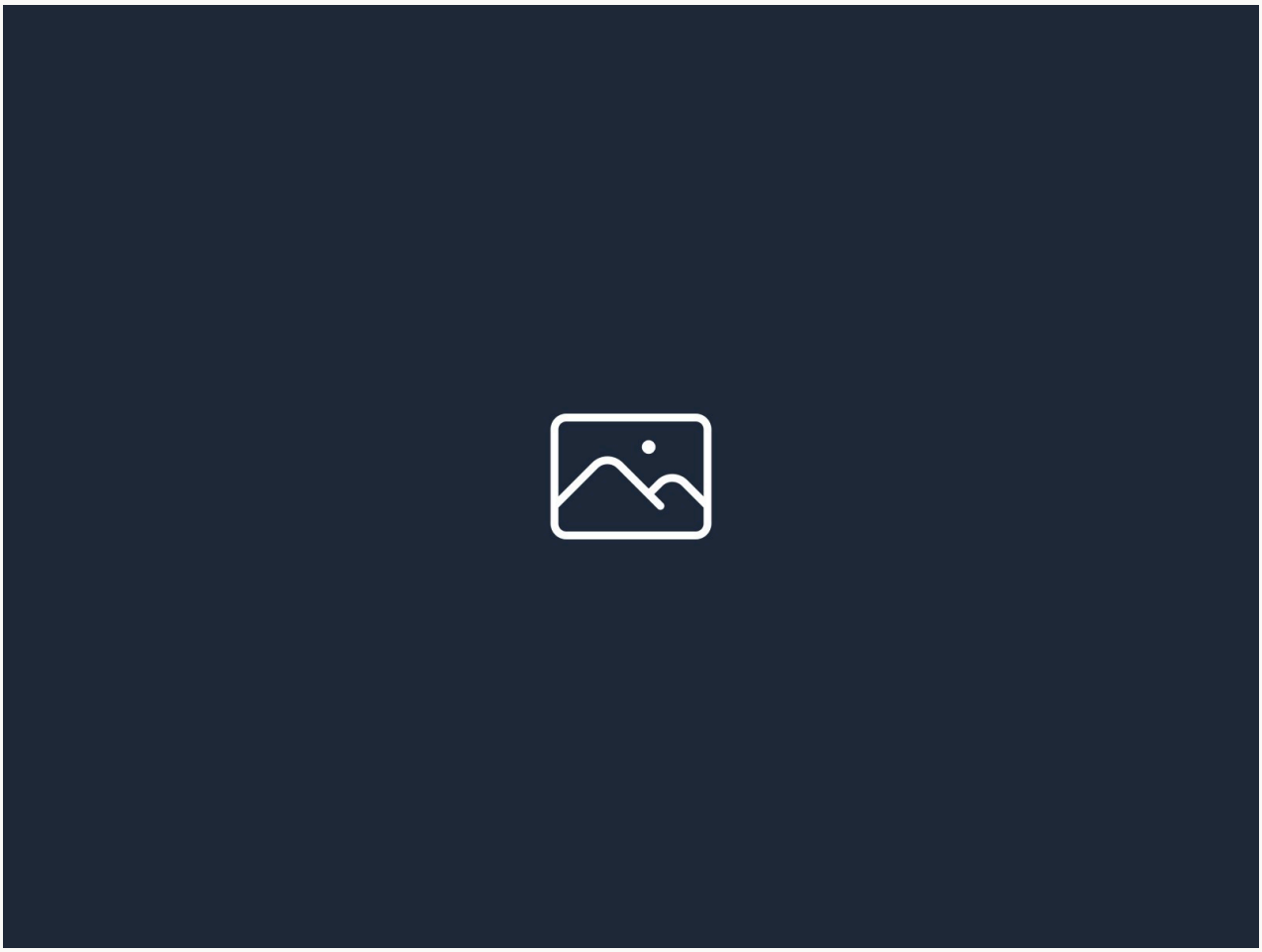


Fig. 10 — Consumer unit — modern RCD-protected

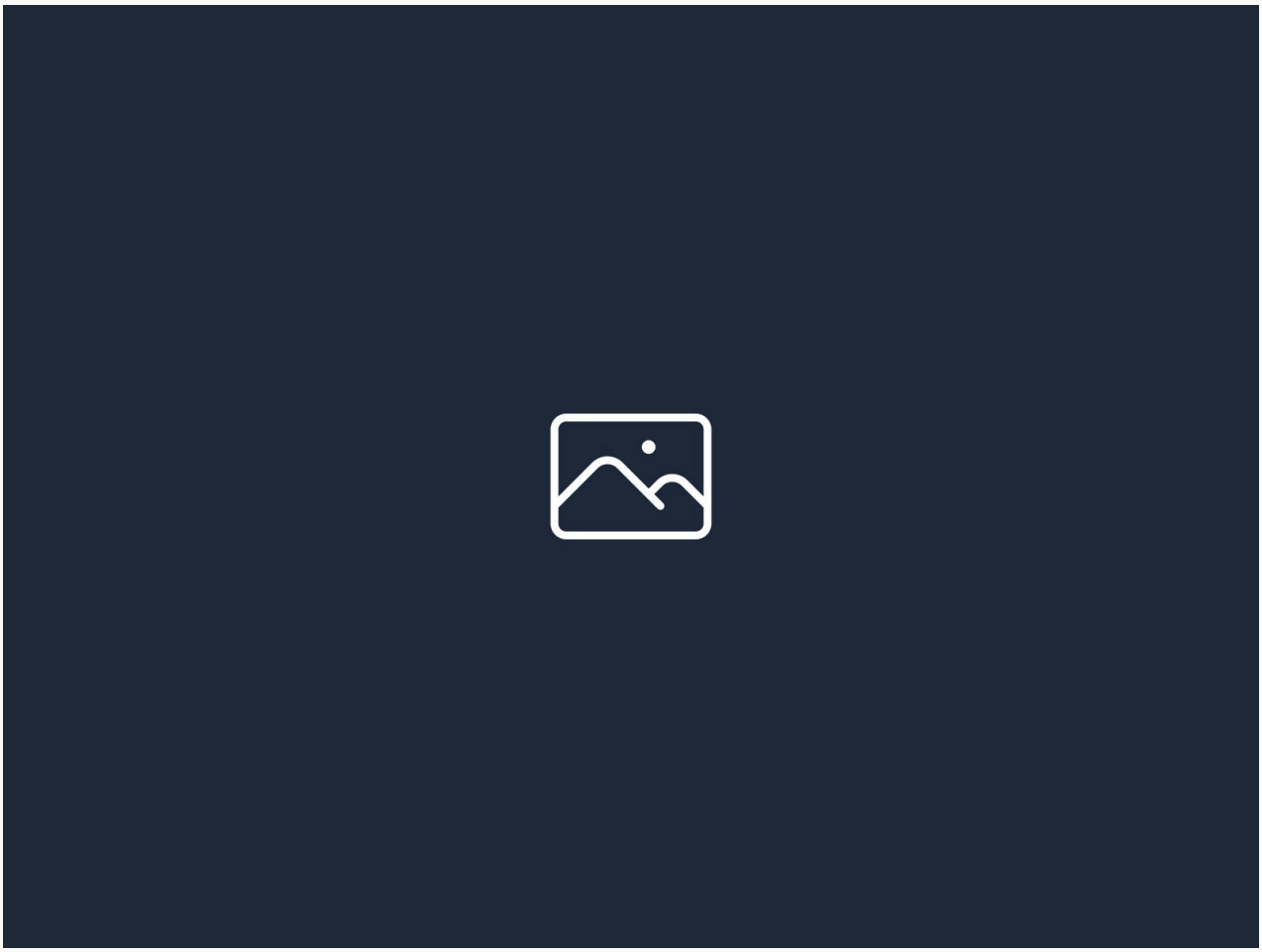


Fig. 11 — Family bathroom — modern and in good order