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BARR BRADY

CHARTERED SURVEYORS

Mr Stefano Boni
 35 Graham Terrace
 Bishopbriggs
 G64 1NJ

OUR REF: SMK/PAT/GLA138221
 INVOICE DATE: 5 May 2009
 DUE DATE: 19 May 2009
 LENDER'S REF:

Invoice No. - SI096532

Instructed By: Mr Stefano Boni
 Client: Mr Stefano Boni
 Property Inspected: 35 Graham Terrace, Bishopbriggs, G64 1NJ

To: Carrying out an inspection as per your instructions (where appropriate in accordance with RICS Guidelines).

FEE excluding VAT	100.00
VAT	15.00
TOTAL Including VAT	115.00

PLEASE NOTE THAT TRANSCRIPTION REPORTS WILL NOT BE FORWARDED TO THE LENDER UNTIL THE FEE HAS BEEN PAID IN FULL

Please complete and return invoice remittance within the next 14 days, late payment may result in additional charges, please see section "G" of our Conditions of Engagement for further information. A proportion of the fee raised may be payable to the Introducer by way of an administration charge.

METHOD OF PAYMENT

Cheque/Postal Orders/Cash/Maestro/Delta/Solo/Visa/Access or Mastercard

Card No.

Card Holder's House Number :

Card Holder's Post Code :

Card Holder's Signature :

Start Date	Expiry Date	Card Issue No.
<input type="text"/>	<input type="text"/>	<input type="text"/>

Security Code (this is last 3 digits on back of your card)

ALL PAYMENTS SHOULD BE MADE TO BARR BRADY LTD AND SENT TO OUR GLASGOW OFFICE

VAT Registration. 552 3208 68

SMK/PAT/GLA138221

LOCAL KNOWLEDGE • NATIONAL COVERAGE

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 Tel: 01560 482866 Fax: 01560 485357

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 8 Market Street, Haddington
 East Lothian EH41 3JL
 Tel: 01620 822847 Fax: 01620 825983

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 31 Albany Street, Edinburgh EH1 3QN
 DX ED 431, Edinburgh-1
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Falkirk Office
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 Tel: 01324 636 257 Fax: 01324 637 341

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 Tel: 0141 810 1812 Fax: 0141 880 1140

Hamilton Office
 29 Brandon Street, Hamilton ML3 6DA
 Tel: 01698 421214 Fax: 01698 477010

Helensburgh Office
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 Dunbartonshire G84 8AQ
 Tel: 01436 678181 Fax: 01436 678280

Paisley Office
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 All Commercial Enquiries 0141 880 1152

www.barrbrady.co.uk

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 B.D. Sinclair FRICS

Registered office: Barr Brady Limited
 Dalmore House, 310 St. Vincent Street,
 Glasgow G2 5QR.
 Registered in Scotland number: SC262573



Energy Performance Certificate

Address of dwelling and other details

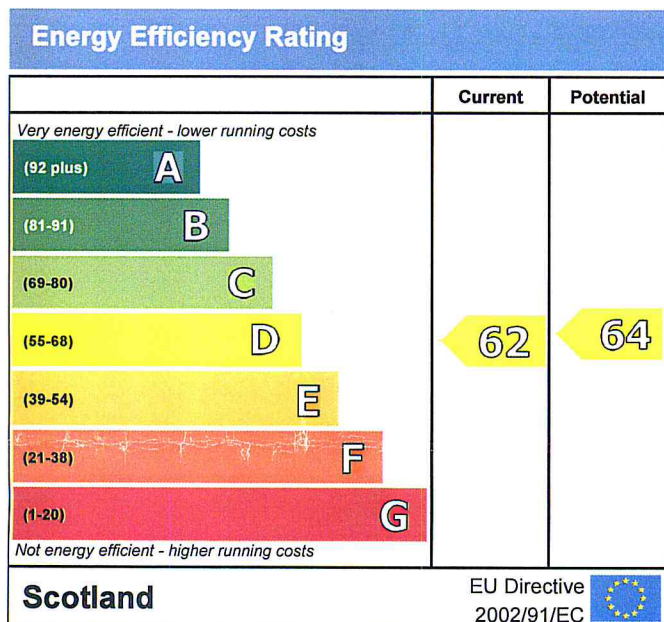
35 GRAHAM TERRACE,
BISHOPBRIGGS, G64 1NJ

Dwelling type:
Name of approved organisation:
Membership number:
Date of certificate:
Reference number:
Total floor area:
Main type of heating and fuel:

Top-floor maisonette
RICS for Scotland
RICS094266
04 May 2009
7407-1013-7204-5501-6004
86 m²
Boiler and radiators, mains gas

This dwelling's performance ratings

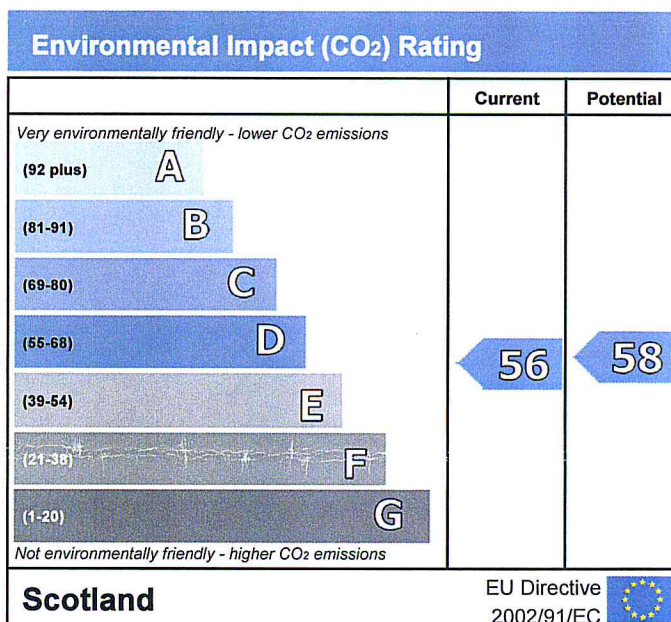
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.



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

Approximate current energy use per square metre of floor area: 299 kWh/m² per year

Approximate current CO₂ emissions: 50 kg/m² per year



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

1 Low energy lighting for all fixed outlets

2 Upgrade heating controls

A full energy report is appended to this certificate



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

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

Energy Report

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

Assessor's name: Mr. Stewart McKenzie
 Company name/trading name: Barr Brady
 Address: 29 Brandon Street, Hamilton, Lanarkshire, ML3 6DA
 Phone number: 01698 421214
 Fax number: 01698 477010
 E-mail address: stewart.mckenzie@barrbrady.co.uk
 Related party disclosure:

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	299 kWh/m ² per year	286 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.1 tonnes per year
Lighting	£54 per year	£43 per year
Heating	£589 per year	£567 per year
Hot water	£111 per year	£111 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

About the building's performance ratings

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

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

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

About the impact of buildings on the environment

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

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

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	Good	Good
Roof	Pitched, 50 mm loft insulation Roof room(s), limited insulation (assumed)	Poor Poor	Poor Poor
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer and room thermostat	Poor	Poor
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good	Very good
Current energy efficiency rating		D 62	
Current environmental impact (CO₂) rating		D 56	

Low and zero carbon energy sources

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

Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£8	D 63	D 56
2 Upgrade heating controls	£24	D 64	D 58
Sub-total	£32		
Higher cost measures (over £500)			
3 Replace boiler with Band A condensing boiler	£106	C 70	D 65
Total	£138		
Potential energy efficiency rating		C 70	
Potential environmental impact (CO ₂) rating			D 65

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

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

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

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

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

2 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

Higher cost measures (typically over £500 each)

3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Close your curtains at night to reduce heat escaping through the windows.