

Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 1/1 , 19 BARTERHOLM ROAD, PAISLEY, PA2 6PA

Dwelling type: Top-floor flat
Date of assessment: 22 March 2018
Date of certificate: 22 March 2018
Total floor area: 102 m²
Primary Energy Indicator: 295 kWh/m²/year

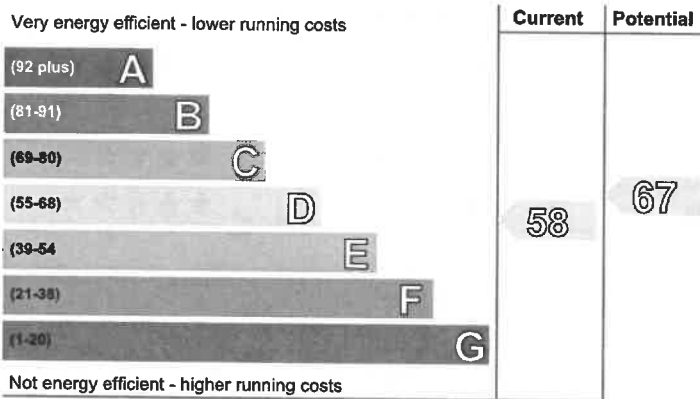
Reference number: 6800-3721-0329-4023-1783
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,615	See your recommendations report for more information
Over 3 years you could save*	£783	

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

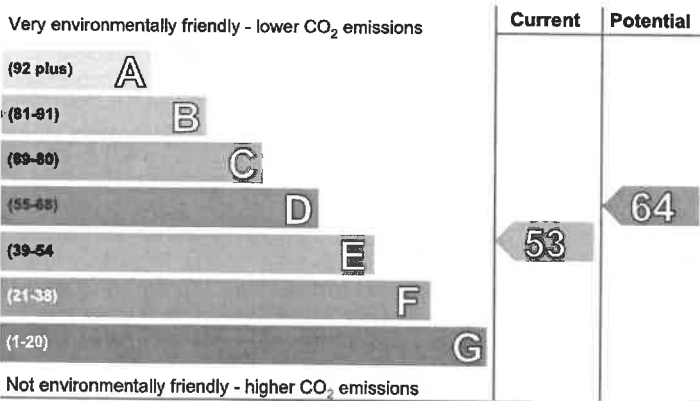


Energy Efficiency Rating

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 D (58)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (53)**. The average rating for EPCs in Scotland is **band D (59)**.

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 or external wall insulation	£4,000 - £14,000	£780.00

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

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,066 over 3 years	£2,283 over 3 years	
Hot water	£336 over 3 years	£336 over 3 years	
Lighting	£213 over 3 years	£213 over 3 years	
Totals	£3,615	£2,832	

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 or external wall insulation	£4,000 - £14,000	£260	D 67	D 64

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.

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. Andrew Borland
Assessor membership number:	EES/021592
Company name/trading name:	Andrew Borland
Address:	Glasgow G52 4EW
Phone number:	01418838348
Email address:	lesleyborland@btinternet.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.



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Inventory of 19 Barterholm Road , Paisley, Renfrewshire, PA2 6PA

prepared on Wednesday 11 July 2018.

Reference: P1786I566

Keys

Keys (3) 1x communal door yale key, 1x front door yale key, 1x front door mortis key
listed keys working

Meter readings

Billed electric meter (1) Billed electric meter located inside kitchen wooden unit, Reading
29237.1
working

billed gas meter (1) Billed gas meter located in external box at rear of property (box to left)
Reading 07604,941
working

Bathroom 1

ID	Item	Description	Check-in condition	Check-out condition
1	BATH (1)	white pvc with chrome tap	good working with somw discoloration to areas of sealant behind taps	
2	Bin (1)	Small white pedal bin	Working	
3	Blinds (1)	Purpose fitted inner white wooden slatted blinds	Good working	
4	CEILING (1)	white painted plaster	some slight marks	
5	DOOR (1)	white painted wood	good condition	
6	FLOORING (1)	Black ceramic tiles	Good	
7	Hanging items (1)	1x steel mounted toilet roll holder 1x steel mounted towel hoop	Good	
8	LIGHT BULB (6)	LED spots	1 out on inspection	
9	LIGHT FITTING (6)	ceiling mounted spotlights	working	
10	Mirror (1)	White wooden framed mirror above sink	Good	
11	shower (1)	chrome mains plumbed shower with alternative heads	good working	
12	Shower screen (1)	Fitted glass panel with chrome framework	good	
13	SINK (1)	white porcelain with chrome tap	good condition	
14	TOILET (1)	white porcelain with seat/lid	good condition	
15	WALLS (1)	White patterned butterfly design wallpaper with tan ceramic tiles and white wood cladding	Generally good	
16	Windows (1)	DG white upvc with white sills and frames	good working	
17	WOODWORK (1)	white painted wood	Generally good	
	Tenant comments			

Bedroom 2

ID	Item	Description	Check-in condition	Check-out condition
34	Bedside tables (2)	2x white wood bedside tables	Right table has mark noted to top	
35	Blinds (1)	Grey roller blind	Working with some marks and wear to fabric	
36	CEILING (1)	white painted plaster	good condition	
37	DOOR (1)	white painted wood	good condition	
38	Fitted wardrobes (1)	Doored storage Wardrobes With shelves and storage racks	Marks to interior walls	
39	FLOORING (1)	Beige carpet	Used with some wear and furniture marks	
40	LIGHT BULB (1)	standard	working	
41	LIGHT FITTING (1)	standard hanging	working	
42	Shelf rack (1)	Free Standing White woodset of shelves	Good	
43	Side units (2)	2x dark wood side units with drawers	Good	
44	Table lamps (2)	2x silver table lamps With teal shades	Good working	
45	WALLS (1)	Teal painted plaster	Some patchy paintwork in some areas but generally good. 1x light switch is loose and was reported	
46	Wardrobes (1)	Free standing white wood doored wardrobes	Good	
47	WINDOW('s) (1)	DG white upvc with wood frames and sills	good condition	
	Tenant comments			

Boiler room

ID	Item	Description	Check-in condition	Check-out condition
59	boiler (1)	White zanussi combi boiler fitted in kitchen	working	
60	c.o detector (1)	carbon monoxide detector fitted near boiler	good working	
	Tenant comments			

Hallway

ID	Item	Description	Check-in condition	Check-out condition
62	BULBS (1)	standard	Working	
63	CEILING (1)	white painted plaster	good condition	
64	CUPBOARD (1)	Doored storage cupboard under stairs	some slight marks to interior walls	
65	cupboard 2 (1)	doored storage cupboard under alcove	some minor marks to interior walls	
66	FLOORING (1)	Dark wood effect laminate	Good	
67	front door (1)	Dark wood effect pvc with glass panels	3 large scratches noted to right side under locks otherwise good working	
68	Hanging items (1)	1x long mirror 1x decorative clock 1x coat hook rack	All good condition	
69	LIGHT FITTING (1)	standard hanging	working	
70	Mws (1)	Mains wired smoke detector fitted	Good working but is smaller than old unit so paint is not covered by unit	
71	WALLS (1)	Cream/grey painted plaster with black and white ceramic tile splashbacks	Generally good	
72	WOODWORK (1)	white painted woodwork	some slight scuffs and marks in areas	
	Tenant comments			

Lounge

ID	Item	Description	Check-in condition	Check-out condition
95	blinds (1)	White wooden purpose fitted horizontal shutter blinds	Good working	
96	CEILING (1)	white painted plaster	good condition	
97	Coffee table (1)	Small dark wood and pine folding coffee table	Good	
98	Display cabinet (1)	White wood unit with glass panel doors and interior shelves	Good	
99	DOOR (1)	White painted wood	good condition	
100	fire and surround (1)	Black iron electric fire with grey wood surround	Good working	
101	Floor rug (1)	Black and White spotted rug	Good	
102	FLOORING (1)	Dark wood effect laminate	generally good throughout	
103	LIGHT BULB (5)	Specific mini	working	
104	LIGHT FITTING (1)	Standard hanging with chandelier effect shade	working	
105	Mws (1)	Mains wired smoke detector fitted	Good working	
106	Side unit (1)	Light oak side unit with drawers	Good	
107	WALLS (1)	White painted plaster with red and blue feature wallpaper to one wall	Generally good throughout	
108	WINDOW('s) (2)	DG white upvc wood frames and sills	Good working	
109	WOODWORK (1)	white painted wood	some slight scuffing in areas otherwise good condition	
	Tenant comments			

We, the tenants, hereby acknowledge that all the aforementioned items and those in the photographs are in the property on our date of entry. We agree that all items are in good condition unless stated otherwise and that any additional notes are accurate in their description.

We confirm that all light bulbs are working at our date of entry.

We hereby acknowledge that the smoke alarm is operational at our date of entry and that we have been told to conduct monthly tests of the alarms.

Any alterations or omissions must be reported within seven days of taking occupancy, otherwise this document will be accepted as an accurate record and no dispute regarding the contents or description contained herein will be taken into account.

Signature of all tenants

Print full name

Date