

COULTERS[©]

3 Merchiston Grove
Edinburgh
EH11 1PP
15/04/2024

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Single Survey

survey report on:

Property address	3 Merchiston Grove, Polwarth, EDINBURGH, EH11 1PP
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Customer	Mr. P Lancaster & Mrs. A Lancaster
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Customer address	c/o Coulters, 19 Hope Street, EDINBURGH, EH2 4EL
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	3rd April 2024
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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 Property¹.

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 by ticking the adjacent box.

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.

Prior to 1 December 2008, 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.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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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

² Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

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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.

1.1 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;

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- 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
- 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.

- 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 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*

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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 etc. will not be inspected or reported on.

Description	The property comprises a ground floor main door flat in a four storey terraced tenement building.
Accommodation	Entrance vestibule, hall, living room, kitchen/dining room, two bedrooms, box room and bathroom.
Gross internal floor area (m²)	The gross internal floor area is approximately 104 sq. metres.
Neighbourhood and location	The subjects are situated to the south west side of Edinburgh's main city centre, on a residential street although with some commercial activity nearby. A number of the surrounding properties are of a similar age, type and character. All normal local amenities and facilities are available and within fairly easy reach.
Age	The age of the property is approximately 125 years.
Weather	It was wet and overcast on the day of inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The visible chimney stacks pertaining to the subject building are constructed in either stone or brick and render. Not all aspects are visible from ground level.
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. If this is not possible, then physical access to the roof space

Single Survey

Roofing including roof space	<p>may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof to the building is pitched and slated to the front and rear with a flat, assumed felt, central platform. There was only a restricted inspection of the pitched roof coverings from ground level, with very little of the front pitch visible. The flat roof surface could not be inspected.</p> <p>There was no available safe access into any roof void on the day of inspection.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes are cast iron.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of traditional solid sandstone construction.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are replacement PVC framed sash and case double glazed units throughout.</p> <p>The front door to the property is timber.</p>
External decorations	<p>Visually inspected.</p> <p>There is a painted finish to any external timbers and to cast iron gutters and downpipes.</p>
Conservatories / porches	None.
Communal areas	N/A
Garages and permanent outbuildings	None.

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Outside areas and boundaries	Visually inspected. There is private garden ground to the front of the property, with mostly solid stone wall boundaries. To the rear there appears to be a mix of shared and private areas. The rear garden ground is accessed via the tenement communal stair.
Ceilings	Visually inspected from floor level. The ceilings within the property are a mix of plasterboard or lath and plaster.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are mostly plaster on the hard or lath and plaster construction. There are sections of plasterboard finish.
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 by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The flooring is mostly of suspended timber construction, with solid concrete flooring in the hall cupboard. A number of the floor surfaces are covered and could not be inspected. There was no available access to any sub-floor space.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The woodwork within the flat is in keeping with the age and style of the property and the internal doors are either timber or timber with glazed panels. The kitchen comprises fitted floor and wall units with work surface. The units also incorporate a stainless steel sink.

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Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is an open fireplace in the living room. The chimney breast has been temporarily blocked and could not be inspected.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal decoration has a mostly papered and painted finish. There are partly tiled walls in the bathroom.</p>
Cellars	<p>None.</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Electricity is from the mains supply.</p> <p>The electrical distribution board has circuit breakers and is located in the front bedroom wall press, alongside the electric meter.</p>
Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Gas is from the mains supply.</p> <p>The gas meter is located in the kitchen/dining room cupboard.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Water is from the mains supply.</p> <p>Plumbing, where visible, is a mixture of copper and PVC.</p> <p>The bathroom comprises a three piece suite, with a wall shower draining into the bath.</p>

Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Hot water is provided from the gas fired central heating boiler, which is wall mounted and located in the kitchen/dining room wall press.</p> <p>The central heating boiler also provides the hot water for radiators in the property, which are fitted with individual thermostatic valves. There is a wall fitted thermostat in the hall.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Foul and storm drainage are assumed to be connected to the main public sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. 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.</p>
Any additional limits to inspection	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.</p>

Any additional limits to inspection	<p>No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.</p> <p>The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out. The roof structure was not inspected from within the roof void. Stored items and insulation have not been moved.</p> <p>Some materials used in the building and maintenance industry until 1999 contain asbestos. Asbestos fibres released into the air, and which are breathed in, are dangerous to health. Decorative finishes in common use in the period from about 1950 to about 1985 included artex, used as a coating on ceilings and sometimes walls. Older artex can contain asbestos and if sanding or removal of this material is intended, then appropriate precautions should be taken, if necessary, with advice from the Environmental Health Department of the Local Authority.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to controlled 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 a specialist contractor. This can prove to be expensive.</p>
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Sectional Diagram showing elements of a typical house




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


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2. Condition


This section identifies problems and tells you about the urgency of any repairs by using one of the following three 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	Some indications of structural movement are evident in the form of localised distortion to external stonework. On the basis of a single inspection, the indications are that this is of a longstanding nature and is unlikely to recur.

 Dampness, rot and infestation	
Repair category	2
Notes	There are localised areas of dampness noted to some of the lower walls within the property.

 Chimney stacks	
Repair category	2
Notes	Localised worn and chipped render is evident.

 Roofing including roof space	
Repair category	2
Notes	<p>There are one or two loose and slipped slates noted from the restricted ground level inspection. On-going maintenance should be anticipated to any roof coverings of this age and type and it should be understood that flat roof surfaces generally have a more limited lifespan and can fail without warning.</p> <p>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.</p>

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Rainwater fittings

Repair category	2
Notes	There is evidence of localised leakage and corrosion to the rainwater fittings.



Main walls

Repair category	2
Notes	There are areas of slightly weathered pointing and stonework. It is understood there is to be a repair to some of the stone detailing on the front elevation and the details should be verified.



Windows, external doors and joinery

Repair category	1
Notes	Whilst no visible defects were noted on the date of our inspection, it should be appreciated that double-glazed sealed units do have a limited life expectancy and defective seals can lead to condensation between the panes, necessitating in replacement of the units. This can sometimes only be obvious during adverse weather conditions.



External decorations

Repair category	1
Notes	On-going renewal should be anticipated to any external paintwork.



Conservatories/porches

Repair category	-
Notes	N/A



Communal areas

Repair category	-
Notes	N/A



Garages and permanent outbuildings

Repair category	-
Notes	N/A



Outside areas and boundaries

Repair category	2
Notes	<p>There is some wear and bulging noted to the front stone boundary wall.</p> <p>There is cracked and damaged sections of the ground level concrete finishes to the section adjacent to the rear wall of the subject property.</p>



Ceilings

Repair category	1
Notes	No significant defects were noted.



Internal walls

Repair category	1
Notes	No significant defects were noted.



Floors including sub-floors

Repair category	1
Notes	No significant defects were noted in the visible areas inspected.



Internal joinery and kitchen fittings

Repair category	1
Notes	<p>The internal joinery finish was generally found to be in a satisfactory condition, with only normal evidence of wear and tear.</p> <p>No significant defects were noted to the kitchen units in the visible areas inspected.</p>

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Chimney breasts and fireplaces

Repair category	1
Notes	No visible defects were noted, although the chimney breast will require to be checked, cleared and cleaned down prior to any further usage.



Internal decorations

Repair category	1
Notes	No visual signs of any significant defects were noted.



Cellars

Repair category	-
Notes	N/A



Electricity

Repair category	2
Notes	<p>At the distribution board there are circuit breakers and there are 13 amp sockets throughout the property. The wiring in the property is of a slightly mixed age and a number of sockets are situated on the skirting boards. There are some older light fittings with surface run metal cabling in the box room and hall cupboards.</p> <p>The electrical wiring system should, therefore, be checked, tested and upgraded, if necessary, by an NIC/EIC Registered electrician. Any recommendations made with regards to the safety of the installation should be undertaken.</p> <p>The trade bodies governing electrical installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once every five years, by a competent Electrician.</p>



Gas

Repair category	1
Notes	The trade bodies governing gas installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once per year, by a Gas Safe Registered Contractor.



Water, plumbing and bathroom fittings

Repair category	1
Notes	No significant defects were noted to the bathroom suite in the visible areas inspected, although it was not possible to check below the bath. Sealant or grouting around baths and showers should be regularly monitored and renewed when necessary.



Heating and hot water

Repair category	1
Notes	<p>No visible defects were noted, although as a matter of routine, the central heating system should be tested by an engineer on the Gas Safe Register and thereafter maintained on an annual gas contract.</p> <p>It has been assumed that the heating installation has been regularly serviced and that recent service history records will be made available. This should be checked by the conveyancer.</p>



Drainage

Repair category	1
Notes	At the time of our inspection, we did not lift any drainage inspection covers or carry out any drainage tests and we cannot therefore comment with any authority on the condition of the drainage system. We would add that there was no evidence on the surface to suggest any major problems in this connection, but if you wish further investigations undertaken, then a competent plumber should be instructed.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
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	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

There is no evidence of any significant recent alterations having been carried out to the property. The front bedroom may have been enlarged historically, although this is considered to be more than 20 years if carried out.

The property forms part of a larger building. The valuation assumes that the cost of maintenance of all communal elements will be shared, on an equitable basis, with no onerous burdens outstanding.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way. It is recommended that where repairs, defects or maintenance items have been identified within this report, that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.

Estimated reinstatement cost for insurance purposes

The estimated reinstatement cost for insurance purposes is £420,000 (FOUR HUNDRED & TWENTY THOUSAND POUNDS).

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. Further discussion with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions. Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the Pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

The market value of the property described in the report is £385,000 (THREE HUNDRED & EIGHTY FIVE THOUSAND POUNDS).

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

Signed

Security Print Code [430335 = 9857]
Electronically signed

Report author

Martin Paul

Company name

Allied Surveyors Scotland Ltd

Single Survey

Address	22 Walker Street, Edinburgh, EH3 7HR
Date of report	4th April 2024

Mortgage Valuation Report



Property Address

Address 3 Merchiston Grove, Polwarth, EDINBURGH, EH11 1PP
Seller's Name Mr. P Lancaster & Mrs. A Lancaster
Date of Inspection 3rd April 2024

Property Details

Property Type House Bungalow Chalet Purpose built maisonette
 Coach Studio Converted maisonette Purpose built flat
 Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?

Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Gas fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Agricultural land included with property Ill-defined boundaries Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

On-going maintenance should be anticipated to the external fabric of any building of this age and type.

Some indications of structural movement are evident in the form of localised distortion to external stonework. On the basis of a single inspection, the indications are that this is of a longstanding nature and is unlikely to recur.

The roof to the building is pitched and slated to the front and rear with a flat, assumed felt, central platform.

At the time of inspection, the property was found to be internally maintained in a condition commensurate with age and type of construction. Where localised damp readings are noted, any necessary repairs should be carried out.

The property accommodation also benefits from a box room.

Essential Repairs

None.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property will provide suitable security for normal lending purposes although as lender's requirements differ you should confirm with your mortgage provider that the property meets their lending criteria.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [430335 = 9857]
Electronically signed by:-

Surveyor's name Martin Paul

Professional qualifications BSc MRICS

Company name Allied Surveyors Scotland Ltd

Address 22 Walker Street, Edinburgh, EH3 7HR

Telephone 0131 226 6518

Fax

Report date 4th April 2024

Energy Performance Certificate (EPC)

Scotland

Dwellings

3 MERCHISTON GROVE, POLWARTH, EDINBURGH, EH11 1PP

Dwelling type: Ground-floor flat
Date of assessment: 03 April 2024
Date of certificate: 03 April 2024
Total floor area: 104 m²
Primary Energy Indicator: 222 kWh/m²/year

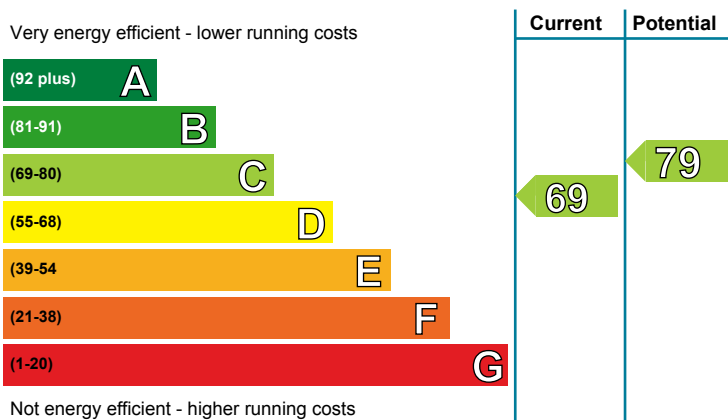
Reference number: 5514-7924-6000-0677-4206
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£4,857	See your recommendations report for more information
Over 3 years you could save*	£1,638	

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

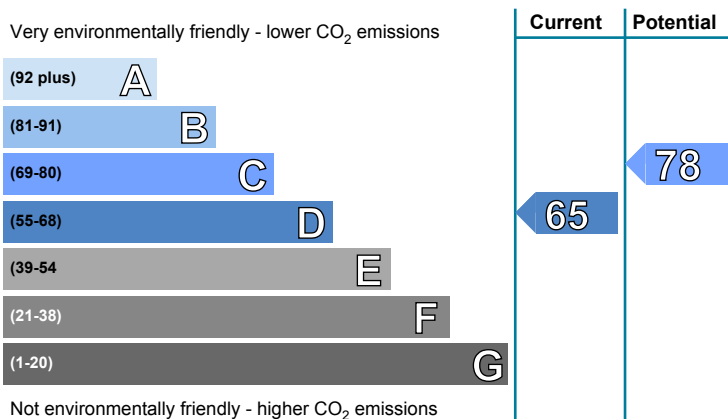


Energy Efficiency Rating

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 C (69)**. 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 D (65)**. 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	£1038.00
2 Floor insulation (suspended floor)	£800 - £1,200	£597.00

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 or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 93% of fixed outlets	★★★★★	★★★★★

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, CO₂ 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 39 kg CO₂/m²/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 4.1 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 1.6 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	£3,813 over 3 years	£2,172 over 3 years	
Hot water	£597 over 3 years	£600 over 3 years	
Lighting	£447 over 3 years	£447 over 3 years	
Totals	£4,857	£3,219	

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	£346		
2 Floor insulation (suspended floor)	£800 - £1,200	£199		

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 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 or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside 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. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

2 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

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: There are none provided for this home

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)	13,227	N/A	N/A	(4,120)
Water heating (kWh per year)	2,251			

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. Martin Paul
Assessor membership number:	EES/016944
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	22 Walker Street Edinburgh EH3 7HR
Phone number:	01312266518
Email address:	edinburgh.central@alliedsurveyorsscotland.com
Related party disclosure:	Employed by the professional dealing with the property transaction

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 [greener-scotland.org](https://www.greener-scotland.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



Property Questionnaire

Property Address	3 Merchiston Grove Edinburgh EH11 1PP
-------------------------	---

Seller(s)	Mr Paul Lancaster Mrs Ann Lancaster
------------------	--

Completion date of property questionnaire	02/04/2024
--	------------

1 Length of ownership

How long have you owned the property?

22 months

2 Council tax

Which Council Tax band is your property in?

D

3 Parking

What are the arrangements for parking at your property?

(Please tick all that apply)

Garage

Allocated parking space

Driveway

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)?

No

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)?

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)?

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?

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

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
- (ii) Did this work involve any changes to the window or door openings?
No
- (iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):
Existing windows replaced by upvc double glazed units -work completed May 2023
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

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).

Gas fired

If you have answered yes, please answer the three questions below:

- (i) When was your central heating system or partial central heating system installed?

Don't know

- (ii) Do you have a maintenance contract for the central heating system?

Yes

If you have answered yes, please give details of the company with which you have a maintenance contract:

Lothian Gas

- (iii) When was your maintenance agreement last renewed?

(Please provide the month and year).

06/2023

8 Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes

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?

No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

- b. Are you aware of the existence of asbestos in your property?

No

If you have answered yes, please give details:

10 Services

Please tick which services are connected to your property and give details of the supplier:

Services**Connected Supplier**

Gas or liquid petroleum gas	<input checked="" type="checkbox"/>	Outfox the market
Water mains or private water supply	<input checked="" type="checkbox"/>	Scottish water
Electricity	<input checked="" type="checkbox"/>	Outfox the market
Mains drainage	<input checked="" type="checkbox"/>	Scottish water
Telephone	<input checked="" type="checkbox"/>	BT
Cable TV or satellite	<input type="checkbox"/>	
Broadband	<input checked="" type="checkbox"/>	BT

b. Is there a septic tank system at your property?

No

(i) Do you have appropriate consents for the discharge from your septic tank?

(ii) Do you have a maintenance contract for your septic tank?

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?

Yes

If you have answered yes, please give details:

Grass cutting at £20.00 per annum

b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?

Yes

If you have answered yes, please give details:

Roof only

c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

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?

No

If you have answered yes, please give details:

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?

No

If you have answered yes, please give details:

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 privately-owned.)

No

If you have answered yes, please give details:

12 Charges associated with your property

- a. Is there a factor or property manager for your property?

No

- b. Is there a common buildings insurance policy?

No

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's 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.

None

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?

Yes

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.

Chemical damp proofing treatment carried out august 2022

- 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?

No

If you have answered yes, please give details:

- c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

Yes

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., 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 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:

Held by ourselves

14 Guarantees

- a. Are there any guarantees or warranties for any of the following:

- (i) Electrical work

No

- (ii) Roofing

No

- (iii) Central heating
No
- (iv) National House Building Council (NHBC)
No
- (v) Damp course
Yes
- (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
No
- 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):
 - (i) Electrical work
 - (ii) Roofing
 - (iii) Central heating
 - (iv) National House Building Council (NHBC)
 - (v) Damp course
As previously advised
 - (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
- c. Are there any outstanding claims under any of the guarantees listed above?
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?

No

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?
No
- b. that affects your property in some other way?
No
- c. that requires you to do any maintenance, repairs or improvements to your property?
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.

VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNESS CONTROL
AND GENERAL BUILDING SERVICES



Registered Office:
37 TOWER STREET
EDINBURGH EH6 7BN

Telephone: 0131 - 553 7858
Fax: 0131 - 554 4674

Our Ref: SL/SW/2/12505

15 April 2024

Mr P Lancaster
3 Merchiston Grove
Edinburgh
EH11 1PP

Dear Sir

RE: 3 MERCHISTON GROVE EDINBURGH

Thank you for your instructions to carry out a damp survey of the above property and following our inspection on Tuesday 9 April 2024 confirmation of our findings together with recommendations are as follows.

DAMPNESS

Using our moisture meter, we tested the accessible walls throughout the property where we recorded elevated moisture meter readings, in excess of tolerable levels affecting the following specified walls.

Front Facing Sitting Room – front elevation, right hand side of Bay window returning 1m on the wall party with the Entrance Vestibule

We believe that the high moisture meter readings are being caused due to Rising Damp , salt contamination of plasterwork or a combination of both and we would therefore recommend the insertion of our guaranteed pressure injection Damp Proof Course to the specified areas as detailed on the attached schedule of works headed "Damp Proofing Works".

If the treatment for Rising Damp is carried out in accordance with our specification, we are prepared to issue our 30 Year Guarantee covering the treatment areas as soon as the account is settled in full.

Our quotation for carrying out the remedial repairs and treatments as recommended and detailed on the attached Schedule of Work is attached and on receipt of your acceptance arrangements will be made to commence the work as soon as possible.



APPROVED CONTRACTORS
Registered in Scotland: Company No. SC234451
VAT Registration No. 446 5793 12

Directors: Derek Aitken
Stuart Laing

GENERAL DAMPNES

Regarding the remainder of the property, we recorded a mixture of low to moderate readings. Slightly more moderate readings were recorded within the rear facing kitchen on what is a former fireplace wall, and this is not unusual in former fireplaces to gain slightly elevated readings however these were not consistently high enough to suggest a damp problem.

Slightly moderate readings were also recorded within the entrance vestibule and also in the two bedrooms on the front and rear corners and again we believe that this is mainly due to colder surfaces attracting atmospheric moisture rather than any form of underlying dampness.

The areas detailed above are the extent of the dampness at the time of our inspection. Should we find that on opening up that further works are required then an additional quotation will be sent for your approval.

A normal supply of electricity and water must be available at all times on site for Our Technician's use.

Please note that we realise that the bulk of our work is fairly disruptive, but we shall endeavour to keep the disruption and inconvenience to a minimum. However, in order to reduce any inconvenience, we would recommend the removal of all furniture, soft furnishing, carpets etc from the immediate working areas prior to the works commencing. We shall not be held responsible for any loss or damage to items of furniture or personal belongings remaining in the immediate working areas.

Please note that should these works be subject to an insurance claim, we stress that our contract is with you and not the Insurance Company. Whilst we will assist you in your claim, under no circumstances are we prepared to wait until the Insurance Company settles your claim. In all cases our account should be settled within fourteen days as stipulated in our Terms and Conditions.

We enclose our invoice in relation to this inspection.

We trust that this is satisfactory however should you have any further queries then please do not hesitate to contact our Mr Laing.

Yours faithfully



STUART LAING
For Valentine Property Services Limited

VALENTINE PROPERTY SERVICES LTD.

SCHEDULE AND SPECIFICATION OF WORKS

THIS SCHEDULE REFERS TO:-

PROPERTY:

DAMP PROOFING WORKS

3 MERCHISTON GROVE EDINBURGH

DATE:

15 APRIL 2024

Location

Client's Contractor
(under separate contract)

Our Technicians

SPECIFIED WALLS

Front Facing Sitting Room – front elevation, right hand side of Bay window returning 1m on the wall party with the Entrance Vestibule

Plumber to carefully disconnect and set aside for later reconnecting 1 no. radiator.

Carefully remove the timber skirting boards along the specified walls and set aside for later refitting, if in a sound condition and free from decay. Please note that should the skirtings be decayed and need to be replaced then a further quotation will be submitted to you for your approval prior to the fitting of new skirtings.

Carefully strip the salt contaminated and damp affected wall plaster for 1m up from floor level to the specified walls.

On completion of preparatory works carry out preparatory drilling and carry out Damp Course Injections to the specified walls to comply with our Rising Damp Specification.

Supply and fix in position pre-treated grounds.

Allow for re-plastering using Limelite renovating undercoat and finish with a skim coat of plaster.

Refit previously removed skirting boards having been pre-treated on the unpainted surfaces.

Plumber to reconnect previously disconnected radiator and test on completion.

Bag up debris and remove from site for safe disposal.

SPECIFICATION OF TIMBER DECAY AND RISING DAMP TREATMENTS

REPLACEMENT TIMBER SPECIFICATION (WET ROT/DRY ROT)

Cut back flooring, cut out and remove affected timbers as detailed. Build in as required new treated timbers. Further protect all bearing surfaces by wrapping in damp proof course material or coating with a bituminous solution. Where felt necessary any loadbearing timbers may be re-instated using concrete or steel sections. Galvanised steel hangers can be used to support joist ends where recommended.

WALL IRRIGATION SPECIFICATION (DRY ROT ONLY)

Wire brush exposed wall areas to remove surface mycelium. Drill prepared walls of 9 inch (225mm) thickness or over (on both sides of internal walls over 13½ inches (338mm) thick) at staggered intervals, the holes being inclined downwards and extended to just over half the wall thickness. Cut pockets where necessary at the specified limit of growth for inspection purposes. Irrigate prepared walls through drill holes and by surface spray with fungicidal fluid. Saturate, if specified, the exposed solumn area.

All sound retained timbers within 3 feet (1m) of the attack and all replacements will be treated with fungicidal fluid.

RISING DAMP SPECIFICATION

The damp proof course treatment consists of drilling horizontally into the brickwork/stonework at selected centres and injecting the fluid from a pressure pump through injectors inserted into the drill holes. The pump pressure is built up to approximately 7kg/cm² (100lbs/in²) until saturation is indicated. As water has been rising in the walls for some time the plaster will contain hygroscopic salts which attract moisture from the atmosphere, and for this reason, before inserting the D.P.C. it is necessary to strip plaster to the specified height. It will also be necessary to remove skirtings, grounds, etc., from specified walls, and where decayed these will require renewal.

Replastering. It must be understood that after insertion of a D.P.C. the water already in the wall has to evaporate before normally dry conditions can be obtained. The length of time involved must, of course, be governed by the initial moisture content and wall thickness. It should be noted that a drying time of one month per inch thickness, is often experienced on a very damp wall and the first decoration after treatment must therefore be regarded as temporary. Only a porous paper should be hung and any paint applied to same should be water based. Replastering can commence almost immediately after insertion of a damp proof course, but to prevent residual salts in walls migrating to the surface and spoiling decoration, replastering must be carried out in accordance with our specification detailed below. Local conditions, wall materials and type of construction would determine any variations to our standard specification or remedial treatments, any such variations will be decided only by this Company.

INTERNAL WALL REPLASTERING SPECIFICATION

Limelight Renovating Plaster used to manufacturer's specification or an alternative plaster rendering approved by this Company. UNDER NO CIRCUMSTANCES SHOULD ANY OTHER PRE-MIX PLASTERS BE USED.

EXTERNAL WALL REPLASTERING SPECIFICATION

Supply and fit gyproc plaster plate to joiner's strappings, being finished with two coats of hardwall plaster.

Bottom edge of plaster both on hard and on gyproc must not bridge new damp proof course or come in contact with a solid floor.

HEALTH AND SAFETY SAFETY MEASURES

All timber preservatives and damp proofing products employed by this Company are approved by the Health & Safety Executive and once installed should present no hazard to the environment. In confined areas, arrange good ventilation. DO NOT SMOKE. After treatment, maintain ventilation. ALL UNPROTECTED PERSONS INCLUDING CHILDREN AND PETS SHOULD BE KEPT AWAY FROM TREATED AREAS FOR 48 HOURS.

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15 April 2024

Mr P Lancaster
3 Merchiston Grove
Edinburgh
EH11 1PP

QUOTATION

RE: 3 MERCHISTON GROVE EDINBURGH

Item 1: For the removal and refitting of 1 no. radiator...

£180 (Plus VAT at standard rate)
One hundred and eighty pounds

Item 2: For carrying out the guaranteed injection of Damp Proof to the walls specified in our report dated 15 April 2024...

£692 (Plus VAT at standard rate)
Six hundred and ninety two pounds

SL

STUART LAING
For Valentine Property Services Limited

Subject to the terms and conditions overleaf we will carry out remedial work and chemical treatment as above and as detailed in our attached Report and Schedule under the heading "Our Operatives".

To accept this Quotation please sign and return the attached Acceptance of Estimate Form.



APPROVED CONTRACTORS

Registered in Scotland: Company No. SC234451
VAT Registration No. 446 5793 12

Directors: Derek Aitken
Stuart Laing

TERMS AND CONDITIONS

1. This quotation shall only be binding upon the Company if accepted in writing within a period of 28 days from the date of issue.
2. The quotation exclusive of Value Added Tax which will be charged where applicable, at the appropriate rate.
3. The quotation is based on the report number quoted and refers only to the work detailed in such area as recommended in that report.
4. The Company shall be entitled at its discretion to alter or vary the specified materials or method of carrying out the work in whole or in part without increase in price to the client in the event of any such alteration or variation resulting in a substantial reduction in the cost of the work the Company will at its discretion make such allowance, if any, to the client as the company shall consider fair and reasonable.
5. Whilst the Company shall make every endeavour to start and complete the work by the dates indicated, it shall not be held responsible for any delays.
6. Payment is due nett on completion of the work, or if the work is done in stages, payment for any stage is due on completion of that stage of the work.
7. During the course of the contract the Company reserves the right to demand interim payments for work done. Failure to pay within seven days will result in withdrawal of labour until payment is received.
8. Except where occasioned by the negligence of the Company or its servants, the Company accepts no liability for loss, damage or injury, whether arising during or as a result of the work to the premises to be treated or any adjoining premises, or to any persons, or to any animal or plant life therein, or for any nuisance caused to the Owners or Occupiers of any such premises, and the client shall release and indemnify the Company from and against all claims by any person arising from such loss, damage or injury to the client for and the client will indemnify the Company against claims by any person for:-
 - (i) Damage to interior decoration and paint. Whilst the Company shall use its best endeavours to avoid any such damage there is always the risk of discolouration of ceilings, and particularly polystyrene tiles fixed to ceilings etc., arising through the treatment of ceiling joists. Redecoration should not be attempted until the preservation has dried thoroughly.
 - (ii) Collapse of insecure brickwork, stonework, cementwork, plasterwork, woodwork, etc., during or as the result of the Company's work. If after commencement of work unforeseen difficulties arise due to the collapse of insecure work or to irregular bonding thereof or any other cause the additional unforeseen work found to be necessary will be charged extra.
 - (iii) Damage arising as a result of the client's having:
 - (a) failed to remove from the premises any liquids or foodstuffs liable to contamination during the course of treatment.
 - (b) replaced carpets or floor coverings before the solvent has evaporated.
 - (c) layed 'vinyl' floor coverings on floors that have been treated, the client is advised not to lay such coverings without first obtaining the floor covering manufacturer's recommendations.
9. When chemical treatment is being carried out in any building which involves the use of any organic solvent material the electrical supply to the area being treated shall be switched off by the client in the interest of safety during treatment and for 48 hours after the conclusion thereof. Naked flames should not be permitted for the same period. However the client is required to provide a main electricity supply, free of charge, for lighting and power purposes.
10. On completion of the work and on payment of our account the Company shall issue a guarantee against re-infestation by the insects or fungi or the recurrence of rising damp as detailed in the areas treated in the Company's usual form a copy of which will be supplied on request. This guarantee is issued subject to the property being kept in a wind and water-tight condition with all water supply and waste disposal fittings being maintained in good condition.
11. The balance of our invoice to be paid in full within 14 days from date of invoice. If payment in full is not made the outstanding balance will be charged interest at 3% above bank base rate.

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ACCEPTANCE OF QUOTATION

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One hundred and eighty pounds

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£692 (Plus VAT at standard rate)
Six hundred and ninety two pounds

Dear Sirs

I/we accept your Quotation in accordance with the terms and conditions

I/we should like the work to commence on _____

Signed _____ Dated _____



APPROVED CONTRACTORS

Registered in Scotland: Company No. SC234451
VAT Registration No. 446 5793 12

Directors: Derek Aitken
Stuart Laing