

espc:home report



4 Hazelbank Terrace
Edinburgh
EH11 1SL
13/03/2025

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Single Survey

survey report on:

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| Property address | 4 Hazelbank Terrace, Polwarth, Edinburgh, EH11 1SL |
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| Customer | Mr & Mrs Loynes |
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| Customer address | |
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| Prepared by | Graham & Sibbald |
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| Date of inspection | 5th March 2025 |
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GRAHAM + SIBBALD

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.

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| Description | The subjects comprise a purpose built, self contained lower villa flat forming part of a two storey and attic end terraced block of four flats. |
| Accommodation | Ground Floor: Entrance Vestibule, Entrance Hallway, Living Room/Bedroom 2, Dining Room, further Bedroom, Kitchen and centre Bathroom with WC |
| Gross internal floor area (m²) | 62 sq m or thereby. |
| Neighbourhood and location | The subjects are located in an established residential area comprising similar style properties lying to the west of Edinburgh city centre. Local shopping and public transport amenities are available nearby. |
| Age | Built circa 1885 |
| Weather | Dry and overcast |
| Chimney stacks | Visually inspected with the aid of binoculars where appropriate. The chimney stacks are a mixture of rendered brick and pointed stone construction. Some chimney pots have been installed. |
| Roofing including roof space | Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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 may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof is of traditional pitched timber construction and clad |

Single Survey

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| Roofing including roof space | externally with slates. Ridges and hips are formed in zinc or similar. There are Velux style window units set within the front and rear slopes pertaining to the upper flat. |
| Rainwater fittings | Visually inspected with the aid of binoculars where appropriate. A mixture of PVC and cast iron design. |
| Main walls | Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of traditional pointed solid stone construction. |
| Windows, external doors and joinery | Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. Timber framed sash and case type windows being predominantly single glazed. The rear bedroom window is double glazed. There are timber double glazed French doors linking the dining room and rear garden. A further rear door from the kitchen is of timber stable design. The property is accessed to the front by a timber panelled door with single glazed timber fan light feature over. |
| External decorations | Visually inspected. External decorations are painted. |
| Conservatories / porches | NOT APPLICABLE |
| Communal areas | NOT APPLICABLE |
| Garages and permanent outbuildings | NOT APPLICABLE |
| Outside areas and boundaries | Visually inspected. The subjects benefit from private garden grounds to front and rear, boundaries being formed by a mixture of pointed stone walling, metal fencing, timber fencing and hedging. |

Single Survey

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| Ceilings | <p>Visually inspected from floor level.</p> <p>Ceilings appear to be formed in a mixture of lath and plaster and plasterboard materials with the bathroom ceiling having been lowered and accommodating a void storage area above.</p> |
| Internal walls | <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are plastered and plasterboard lined.</p> |
| Floors including sub floors | <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> <p>Flooring is of suspended timber construction with the majority of flooring having been sanded and varnished. There is limited sub floor access via a hatch within the dining room floor. The hatch provides access to a small storage cellar area.</p> |
| Internal joinery and kitchen fittings | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery is of timber with timber internal pass doors, door facings and skirtings. The door between the vestibule and hallway incorporates a glazed insert. The kitchen is fitted with base storage and wall units. There is a further free standing base unit.</p> <p>There are some working timber window shutters.</p> |
| Chimney breasts and fireplaces | <p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are chimney breasts within the living room, dining room and bedroom however the bedroom fireplace opening has been removed/blocked over. There is a recess retained within the dining room while a multi fuel stove is fitted to the living room chimney breast.</p> |

Single Survey

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| Internal decorations | Visually inspected. Internal decoration is a mixture of papered, painted, tiled and textured finishes. |
| Cellars | Visually inspected where there was a safe and purpose-built access. The subjects benefits from a small cellar area accessed via a floor hatch within the dining room. |
| Electricity | 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. Mains supply. The electrical switchgear is located within the vestibule. |
| Gas | 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. Mains supply. The gas meter is located on a boundary wall within the front garden. |
| Water, plumbing, bathroom fittings | Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains water supply. Where seen, plumberwork is formed in a mixture of copper and PVC materials. There is a standard kitchen sink unit. The bathroom comprises bath with shower over, wash hand basin and low level WC. |
| Heating and hot water | Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. There is a wall mounted gas fired combination central heating boiler located within the kitchen. This supplies steel panelled radiators and also provides domestic hot water. There is a heated towel rail within the bathroom. |

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| <p>Drainage</p> | <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>All foul and surface water drainage is assumed to be connected to the main public sewer.</p> |
| <p>Fire, smoke and burglar alarms</p> | <p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>New smoke alarm standards were introduced in Scotland in February 2022 and it is likely that some properties may require additional works to meet these standards. In instances where alarms are in place, no tests whatsoever have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchaser should satisfy themselves as to whether the current system meets with regulations or otherwise.</p> |
| <p>Any additional limits to inspection</p> | <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>A restricted inspection was possible only of the roof and chimneys from ground level.</p> <p>Only a very limited view was possible of the rear roof slopes due to the confines of the site.</p> <p>It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.</p> <p>No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or neighbouring properties.</p> <p>Our inspection was restricted to the exposed and accessible surface fabric.</p> <p>It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not</p> |

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| Any additional limits to inspection | <p>be apparent at the time of inspection.</p> <p>No inspection was possible of any roof void area as access is entirely private from within the upper flat.</p> <p>Due to fitted floor coverings no detailed inspection was possible of the floor timbers and accordingly we cannot guarantee their soundness or otherwise.</p> <p>Restricted inspection in cupboards due to storage items.</p> <p>Our inspection of the cellar area was restricted due to lack of clearance and stored items. Apart from the cellar, only a very limited view was possible of the remainder of the sub floor area.</p> <p>At the time of inspection the subjects were occupied, furnished and some floors were covered.</p> <p>The services were not tested.</p> |
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Sectional Diagram showing elements of a typical house



- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partition wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank


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


Single Survey


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 | |
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| Repair category | 1 |
| Notes | There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding. |

|  Dampness, rot and infestation | |
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| Repair category | 1 |
| Notes | <p>There was no evidence found of significant dampness within those areas of the property available for inspection.</p> <p>Viewed from the cellar area, there is evidence of decay and infestation by wood-boring insect to sub floor timbers. Matheson Damp Services carried out associated and guaranteed specialist treatments in December 2024. Following the date of inspection Matheson Damp Services were recalled to re-inspect these treatment works on 10 March 2025, producing a report thereon confirming their adequacy. A copy of this latest report together with documentation and a guarantee in relation to the works themselves form part of the Home Report pack. The guarantee should be authenticated prior to purchase and transferred.</p> |

|  Chimney stacks | |
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| Repair category | 2 |
| Notes | Weathering was noted to the chimney stacks. It should be appreciated that these are of an age where ongoing maintenance will be required, particularly to flashing details to ensure water tightness. |

|  Roofing including roof space | |
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| Repair category | 2 |
| Notes | <p>There are some slipped, damaged and missing slates.</p> <p>The roof covering is now of an age where ongoing repair and regular</p> |



Roofing including roof space

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| Repair category | 2 |
| Notes | maintenance will be required and it would be prudent to seek the advice of a roofing contractor to comment on its current condition and expected lifespan. |



Rainwater fittings

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| Repair category | 2 |
| Notes | <p>There is evidence of corrosion which may result in leakage. Decorations to cast iron fittings are weathered.</p> <p>Attention is required to areas of the rainwater goods system where deterioration has occurred.</p> |



Main walls

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| Repair category | 2 |
| Notes | <p>Ground levels were noted to be high in relation to some sub-floor vents. It would be beneficial to have these areas lowered to an acceptable level.</p> <p>The stonework is weathered and attention is required to pointing. Repairs in this regard should be envisaged as part of an ongoing maintenance programme.</p> |




Windows, external doors and joinery


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| Repair category | 2 |
| Notes | <p>There is some weathering to the stable style kitchen door.</p> <p>Windows generally appeared in fair order consistent with age although the need for ongoing maintenance should be anticipated.</p> <p>Windows can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance/ repair will be required as part of an ongoing maintenance programme.</p> <p>Double glazed window units and doors may be prone to misting/interstitial condensation which can be more evident and can change in certain temperatures/weather conditions.</p> |





External decorations


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| Repair category | 1 |
| Notes | The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition. |


|  Conservatories/porches | |
|---|----------------|
| Repair category | - |
| Notes | NOT APPLICABLE |

|  Communal areas | |
|---|----------------|
| Repair category | - |
| Notes | NOT APPLICABLE |

|  Garages and permanent outbuildings | |
|---|----------------|
| Repair category | - |
| Notes | NOT APPLICABLE |

|  Outside areas and boundaries | |
|---|---|
| Repair category | 2 |
| Notes | <p>The boundaries appear reasonably well defined. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.</p> <p>Boundary walls will require repairs and maintenance.</p> |

|  Ceilings | |
|---|--|
| Repair category | 1 |
| Notes | <p>Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres.</p> <p>Cracking and blemishes have occurred and some plaster repairs may be required.</p> |

|  Internal walls | |
|---|--|
| Repair category | 1 |
| Notes | Cracking and blemishes have occurred and some plaster repairs may be required. |



Floors including sub-floors

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>There are sections of loose and creaking flooring.</p> <p>There is some scarring to flooring indicative of infestation by wood-boring insect. This appears to be historic. (See Dampness, Rot and Infestation section above).</p> |



Internal joinery and kitchen fittings

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age.</p> <p>The kitchen units are of a modern type and appeared in adequate condition for their age and purpose.</p> <p>Some units are free standing in nature.</p> |



Chimney breasts and fireplaces

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>Blocked fireplaces should be vented to prevent condensation and/ or dampness developing.</p> <p>It is assumed that the wood/multi fuel apparatus has been installed in accordance with the manufacturer's recommendations in particular regard to flueing and ventilation. The appliance was not tested.</p> |



Internal decorations

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>The property is generally in fresh decoration throughout however decorations have been stripped to reveal bare plasterwork within the living room.</p> |



Cellars

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>See Dampness, Rot and Infestation section above.</p> |



Electricity

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | <p>There are some retained skirting sockets.</p> |

Single Survey



Electricity

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | <p>The electrical system is on mixed lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC/ SELECT registered Electrical Contractor.</p> <p>The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of ownership. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p> |



Gas

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>In the interest of safety all gas appliances should be checked by a Gas Safe Registered Engineer.</p> |



Water, plumbing and bathroom fittings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>The sanitary fittings are of modern style and type.</p> <p>The plumbing and fittings appear of copper/ pvc piping where seen and appeared in serviceable condition but was not tested. At the time of inspection, signs of slight leakage were noted to kitchen sink plumberwork. The Sellers advise that all necessary related repairs were undertaken following the date of inspection. Prospective purchasers should satisfy themselves in this regard.</p> <p>It should be appreciated that concealed areas beneath and around baths and shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas.</p> |



Heating and hot water

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>There is a gas fired central heating system and gas fittings and these should all be checked and serviced in the normal manner. In the interests of safety it would be prudent to have all gas appliances checked by a Gas Safe registered tradesman.</p> |



Drainage

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.</p> |

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 | 1 |
| Chimney stacks | 2 |
| Roofing including roof space | 2 |
| Rainwater fittings | 2 |
| Main walls | 2 |
| Windows, external doors and joinery | 2 |
| External decorations | 1 |
| Conservatories/porches | - |
| 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 | 1 |
| 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

The subjects form part of a block of flats and it has been assumed that maintenance/ repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

We assume that the carriageways etc. , ex adverso the subjects are the responsibility of the Local Authority.

Absolute ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

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

The subjects are located within a conservation area which will have implications for future maintenance/repairs and insurance. Further details can be confirmed legally.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include internal layout amendments with the relocation of the kitchen, the formation of a centre bathroom and the insertion of French doors within the rear elevation.

Authenticate and transfer guarantees in respect of past timber treatments.

Estimated reinstatement cost for insurance purposes

It is assumed that insurance cover is obtainable on normal terms. The guidance figure is the estimate of costs for reinstating the subjects as at the date of inspection based on information provided by the Building Cost Information Service (BCIS). It is recommended that this figure is kept under regular review to ensure that you have adequate insurance cover. We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £280,000 (TWO HUNDRED AND EIGHTY THOUSAND POUNDS STERLING)

Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis would be fairly stated in the region of £325,000 (THREE HUNDRED AND TWENTY FIVE THOUSAND POUNDS STERLING)

Signed

Security Print Code [403370 = 7615]
Electronically signed

Single Survey

| | |
|-----------------------|--|
| Report author | Zoe Gardner |
| Company name | Graham & Sibbald |
| Address | 40 Torphichen Street, Edinburgh, EH3 8JB |
| Date of report | 13th March 2025 |

Mortgage Valuation Report

GRAHAM + SIBBALD

Property Address

Address 4 Hazelbank Terrace, Polwarth, Edinburgh, EH11 1SL
Seller's Name Mr & Mrs Loynes
Date of Inspection 5th March 2025

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:

Full gas fired central heating.

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

The subjects are located in an established residential area comprising similar style properties lying to the west of Edinburgh city centre. Local shopping and public transport amenities are available nearby.

The subjects appear to have been maintained in a condition generally commensurate with age, type and construction. There is a degree of wear to some items however this ought to be capable of remedy during the course of routine care and maintenance. The need for ongoing maintenance/repair should be anticipated to the external building fabric.

There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.

The subjects are located within a conservation area which will have implications for future maintenance/repairs and insurance. Further details can be confirmed legally.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include internal layout amendments with the relocation of the kitchen, the formation of a centre bathroom and the insertion of French doors within the rear elevation.

At the time of inspection the subjects were occupied, furnished and most floors were uncovered. Services were not tested.

The inspections of the roof coverings and pertinent were restricted from ground level. No inspection was possible of any roof void area.

The inspection of the sub floor area was conducted from the small cellar area and was restricted as a result. Only a very limited view was possible of the rear roof slope.

Our inspection was restricted to the exposed and accessible surface fabric.

Essential Repairs

None apparent within the limitations of our inspection.

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

Mortgage Valuation Report

Comment on Mortgageability

In our opinion the property forms suitable security for loan purposes subject to the specific lender's criteria which may vary.

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 [403370 = 7615]
Electronically signed by:-
Surveyor's name Zoe Gardner
Professional qualifications MA (Hons) MRICS
Company name Graham & Sibbald
Address 40 Torphichen Street, Edinburgh, EH3 8JB
Telephone 0131 225 1559
Fax 0131 226 3754
Report date 13th March 2025

Energy Performance Certificate (EPC)

Scotland

Dwellings

4 HAZELBANK TERRACE, POLWARTH, EDINBURGH, EH11 1SL

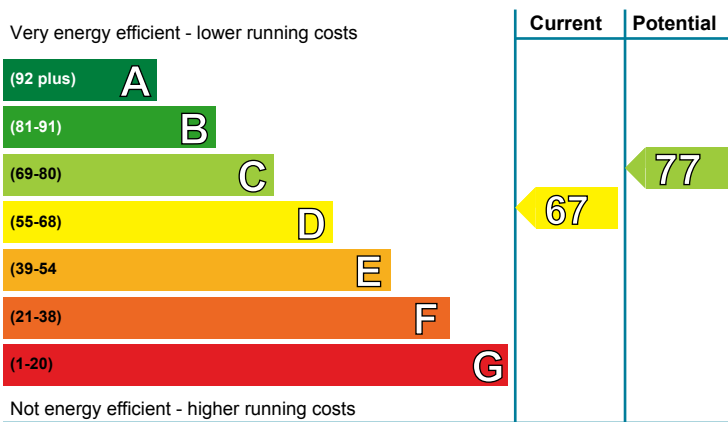
| | | | |
|----------------------------------|------------------------------|-------------------------------|---------------------------------|
| Dwelling type: | Ground-floor flat | Reference number: | 0452-1013-3207-0505-9200 |
| Date of assessment: | 05 March 2025 | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 07 March 2025 | Approved Organisation: | Elmhurst |
| Total floor area: | 62 m ² | Main heating and fuel: | Boiler and radiators, mains gas |
| Primary Energy Indicator: | 261 kWh/m ² /year | | |

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

| | | |
|--|---------------|--|
| Estimated energy costs for your home for 3 years* | £2,910 | See your recommendations report for more information |
| Over 3 years you could save* | £921 | |

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

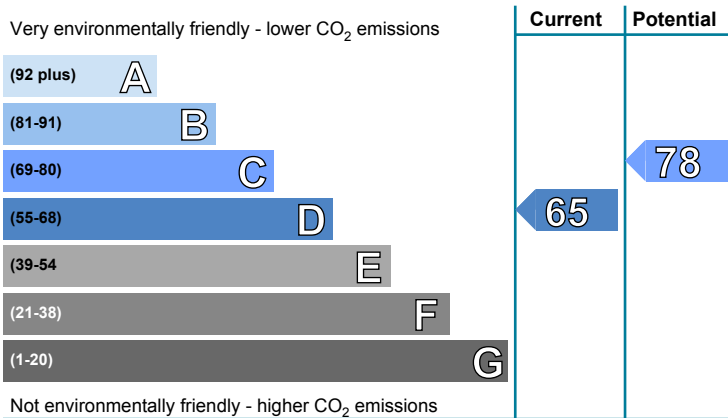


Energy Efficiency Rating

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 (67)**. 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 | £513.00 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £249.00 |
| 3 Double glazed windows | £3,300 - £6,500 | £159.00 |

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) | ★★☆☆☆ | ★★☆☆☆ |
| Roof | (another dwelling above) | — | — |
| Floor | Suspended, no insulation (assumed) | — | — |
| Windows | Partial double glazing | ★★☆☆☆ | ★★☆☆☆ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ | ★★★★☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | — | — |
| Hot water | From main system | ★★★★☆ | ★★★★☆ |
| Lighting | Low energy lighting in all 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 47 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 2.9 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 1.1 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 | £2,334 over 3 years | £1,410 over 3 years |  |
| Hot water | £369 over 3 years | £369 over 3 years | |
| Lighting | £207 over 3 years | £210 over 3 years | |
| Totals | £2,910 | £1,989 | |

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 | £171 |  |  |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £83 |  |  |
| 3 Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £53 |  |  |

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.

3 Double glazed windows

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

Low and zero carbon energy sources

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

LZC energy sources present: 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) | 8,793 | N/A | N/A | (2,412) |
| Water heating (kWh per year) | 1,912 | | | |

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: | Ms. Zoe Gardner |
| Assessor membership number: | EES/016133 |
| Company name/trading name: | Graham & Sibbald |
| Address: | 40 Torphichen Street Edinburgh EH3 8JB |
| Phone number: | 0131 225 1559 |
| Email address: | edinburgh@g-s.co.uk |
| Related party disclosure: | No related party |

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [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 | 4 Hazelbank Terrace Edinburgh EH11 1SL |
|-------------------------|--|

| | |
|------------------|-------------------|
| Seller(s) | Mr and Mrs Loynes |
|------------------|-------------------|

| | |
|--|------------|
| Completion date of property questionnaire | 13/03/2025 |
|--|------------|

1 Length of ownership

How long have you owned the property?

9 years

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)?

Yes

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):
Installation of thin-line double-glazed and gas-filled sash window in bedroom.
Approximately, early 2016.
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?
Unsure of the central heating system itself, but new boiler installed JUne 2021.
- (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:

Edinburgh Boiler Company

- (iii) When was your maintenance agreement last renewed?
(Please provide the month and year).

09/2023

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"/> | Octopus |
| Water mains or private water supply | <input checked="" type="checkbox"/> | Scottish Water |
| Electricity | <input checked="" type="checkbox"/> | Octopus |
| Mains drainage | <input checked="" type="checkbox"/> | Scottish Water |
| Telephone | <input type="checkbox"/> | |
| Cable TV or satellite | <input type="checkbox"/> | |
| Broadband | <input checked="" type="checkbox"/> | Virgin |

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?

No

If you have answered yes, please give details:

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:

Block of 4 flats. The lower flats pay approx. 23% of any cost of repairs to the roof.

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.

There was a small area of timber rot in the cellar beneath the French door in the dining room caused by a missing air brick and soil ingress. A new air brick has been installed, and specialist works were undertaken by Matheson Damp Services. These works are under a 20 year guarantee. The cellar is now dry with good air flow.

- 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:

Simon Loynes.

14 Guarantees

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

- (i) Electrical work
No
 - (ii) Roofing
No
 - (iii) Central heating
Yes
 - (iv) National House Building Council (NHBC)
No
 - (v) Damp course
No
 - (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
New boiler was purchased in June 2021 with three year manufacturer warranty. This was extended to five years by taking up Edinburgh Boiler Company aftercare; the extra warranty will continue until June 2026 if the aftercare service is maintained by the new owner.
 - (iv) National House Building Council (NHBC)
 - (v) Damp course
 - (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?

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.



4/1 91 Mitchell Street
Glasgow
G1 3LN

T:07898 010682

Registered in Scotland SC679062
www.mathesondampservices.co.uk

Property Address: 4 Hazelbank Terrace, Edinburgh, EH11 1SL

Date of Works: 10th December 2024

Scope of Works: Remediation of Timber Rot

Findings:

During the remediation works at the above property, it was identified that the affected timbers were being subjected to excessive moisture. This was due to soil and dirt being packed tightly between the timbers, thereby obstructing ventilation and contributing to saturation.

Remedial Actions Taken:

- Timber supports were installed to reinforce the affected structural elements.
- The entire area was treated with Woodzone Dual Purpose treatment to protect against fungal decay and wood-boring insects.
- A masonry biocide was applied to eliminate any fungal spores present in the surrounding masonry.

Additional Considerations:

- The timber resting on the inner wall does not require the installation of a damp-proof course (DPC). The positioning of the inner wall is outside the affected area and is not affected by the other areas that required remediation.

Conclusion:

The remedial measures undertaken have addressed the identified timber rot and underlying moisture issue. With improved ventilation and appropriate chemical treatments, the risk of future decay has been mitigated. The structural integrity of the timbers has been reinforced, ensuring the longevity of the affected area.

Recommendations:

- Regular monitoring of ventilation in the area to prevent further moisture build-up.

- Avoidance of soil or debris accumulation around the affected timbers.
- Consideration of periodic timber inspections to ensure continued stability and protection.

Chris Matheson
Director. Matheson Damp Services Ltd

Matheson Damp Services Ltd

Nether Johnstone Farm

Johnstone

Renfrewshire

PA5 8YP

info@mathesondampservices.co.uk

www.mathesondampservices.co.uk

VAT Registration No.: 362261808



Estimate

ADDRESS

Simon Loynes

4 Hazelbank Terrace

Edinburgh

EH111SL

ESTIMATE NO. 3306

DATE 04/11/2024

EXPIRATION DATE 04/02/2025

| DATE | DESCRIPTION | VAT | QTY | RATE | AMOUNT |
|------|---|------------|-----|----------|----------|
| | Timber Treatment | 20.0% S | 1 | 2,185.76 | 2,185.76 |
| | Cover surrounding area including furnishings | | | | |
| | Remove damaged timber to expose under surface including joists, place in bags, seal and dispose of waste. | | | | |
| | Examine surrounding timbers for evidence of damage and remove as and dispose of as required. *if damage not accessible to assess during survey eg joists, customer to be advised of extra works and associated costs. | | | | |
| | If mycelium visible on brick or stonework, area will be treated with Biocide solution. | | | | |
| | All surrounding timbers to be treated with pesticide/fungicide solution and if required Deep Kill timber paste. | | | | |

The whole team at Matheson Damp Services are proud supporters of Finding Your Feet charity who support families affected by amputation or limb absence through a range of sporting initiatives and social inclusion projects designed to positively affect both physical and mental wellbeing. www.findingyourfeet.net

| DATE | DESCRIPTION | VAT | QTY | RATE | AMOUNT |
|------|-------------|-----|-----|------|--------|
|------|-------------|-----|-----|------|--------|

Damaged timbers replaced to restore area.

A 20 year guarantee for Timber Treatment work is included in the price.

| | |
|--------------|------------------|
| SUBTOTAL | 2,185.76 |
| VAT TOTAL | 437.15 |
| TOTAL | £2,622.91 |

Our own guarantee is included in the price of the estimate.

The survey cost will be deducted from your final invoice should you go ahead with the work.

40% of total cost to be received prior to work commencing, remainder due on completion of works.

Where a radiator is on a wall where work is being carried out, it must be removed by the customer prior to us starting work

Where walls have been treated with drywall plaster, our plasterer will skim only the area that has been worked on and not complete walls

Please note our full T&C's on our website.

VAT SUMMARY

| | RATE | VAT | NET |
|-----------|------|--------|----------|
| VAT @ 20% | | 437.15 | 2,185.76 |

Accepted By

Accepted Date



Property Owner: Simon Loynes

Address: 4 Hazelbank Terrace, Edinburgh, EH11 1SL

Treated for the control of: Timber Treatment

Treatment Completion Date: 13/12/2024

Contract Number: 3306

Our Guarantee: To the owner of the property for a period of 20 years from the Treatment Completion Date, that in the event of the reappearance, continuation, or revival of timber rot in an area treated by Matheson Damp Services Ltd for the control of timber rot, we will carry out free of charge the re-treatment of the previously treated area where the continuation, revival or reappearance occurs.

Conditions and Limitations:

1. No claim will be valid unless the property has at all times been maintained since the Treatment Completion Date in a sound condition that has not been modified or damaged in anyway likely to have an effect either directly or indirectly upon a treated area.
2. No claim will be valid for work which was not carried out under the Contract Number specified in this document.
3. No claim will be accepted if any remedial treatment of any kind has been undertaken by others since the Treatment Completion Date on an area previously treated by us.
4. This Guarantee is limited to the re-treatment of the area previously treated by us and does not extend to any consequential loss or damage howsoever caused.

Signed on behalf of Matheson Damp Services Ltd: *Victoria Matheson*

Date: 16/12/2024

Print Name: VICTORIA MATHESON

CONSTRUCTION GUARANTEE SOLUTIONS GUARANTEE

Address of Property Treated

Line 1: 4 Hazelbank Terrace

Guarantee Number:

CGS2549

Line 2: Edinburgh

Date of Issue:

18/12/2024

Line 3: _____

For details of works carried out refer to the Contract Documentation issued to you, as detailed below.

Postcode: EH11 1SL

Contractor's Guarantee Ref/ No.: 3306 Period: 20 YEARS Date from: 13-Dec-2024

Contractor Details: Matheson Damp Services Ltd

4 Netherjohnstone Farm, Barochan Road, Johnstone, PA58YP

CONSTRUCTION GUARANTEE SOLUTIONS (Hereinafter referred to as CGS) hereby undertakes, subject to the terms and conditions set out below that:

1. To carry out or have carried out any remedial work or treatment which shall, during the Guarantee Period, be subject to any valid claim on the part of the client as against the Contractor pursuant to the Contractor's Guarantee issued, as numbered above, should the Contractor as a result of cessation of business, bankruptcy or liquidation whether voluntary or involuntary be unable to carry out such Treatment.
2. Alternatively, at the sole discretion of CGS, the client may be reimbursed in respect of any such costs and reasonable expenses incurred by the client in carrying out or having carried out any such work or treatment.

This Guarantee and Indemnity is subject to the following terms and conditions:

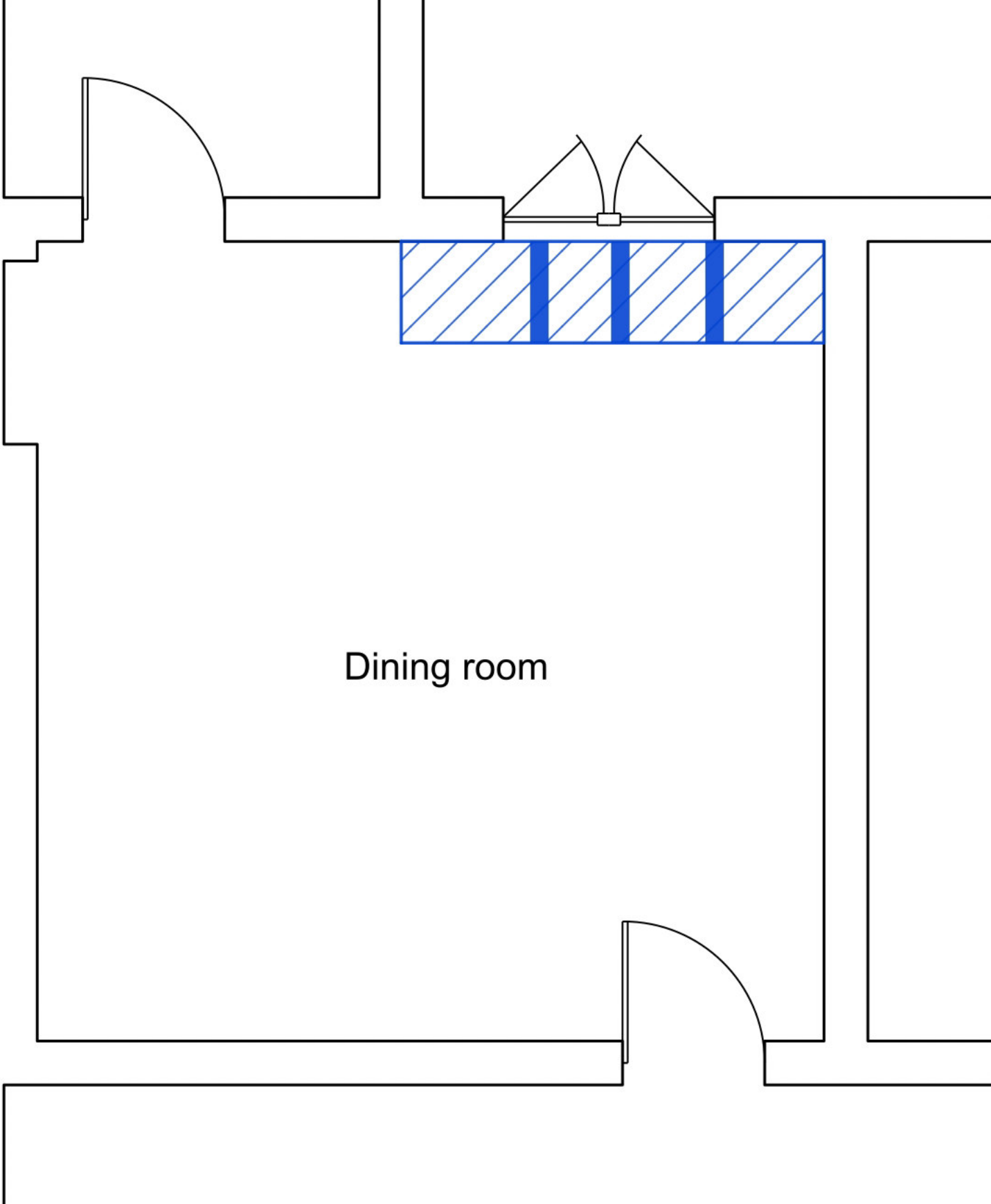
1. That all reasonable precautions have been taken to maintain the property in a good and proper state of maintenance including rainwater goods and systems, plumbing systems, external and internal ground and floor levels, sub floor ventilation and general structural repairs.
2. That the original installation carried out by the Contractor has not been interfered with in any way by attempted repair, structural alterations or subsequent movement or settlement of the walls or foundations or that complementary work carried out by others are inconsistent with the original specification of the Contractor or with the original Manufacturer's Specifications, to which all work must have been carried out. That the client has carried out or had carried out all recommendations given by the Contractor in writing which are the responsibility of the client and that such works have been carried to any specifications laid down.
3. That the client has complied fully with the terms and conditions of the original contract with the Contractor and that payment for works carried out has been made in full.
4. Cover provided by this Guarantee is limited to the cost of remedial treatment and the cost of putting right disturbed decorations. Liability for consequential loss is not applicable.
5. In the event of a claim, all the Contractor's original documents, including the Contractor's Guarantee as numbered above to which this Guarantee relates, the CGS Guarantee, Survey Report and plans, estimates and invoices must be produced and accompany any claim made under this Guarantee. CGS will require a deposit to cover expenses of any investigation or re-inspection required which is fully refundable in the event of any claim found to be justified.
6. Cover provided by this Guarantee is limited to the extent that the client would have been able to enforce the same rights under the Contractor's long-term Guarantee issued as a numbered above, to which this Guarantee relates and provides cover for, only in the event that the Contractor has ceased trading.
7. All claims must be logged in writing to the Company's Office and be reported immediately when a problem becomes apparent. Failure to register a claim immediately could limit the extend of the cover under the Guarantee.

Authorised Signatory: Khongsap Puangkham
Date: 18-Dec-2024

Digitally signed by
Khongsap Puangkham
Date: 2024.12.18
15:24:41 Z

Company Seal





Dining room