

# DIXON HEANEY KEAN KENNEDY

CHARTERED SURVEYORS

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## SINGLE SURVEY REPORT

on

**66 SOUTH GYLE MAINS  
EDINBURGH  
EH12 9EP**

**Client: MR ALAN WILSON**

**Client address: C/O PURPLE BRICKS  
ESTATE AGENTS**

**Date of inspection: 22 SEPTEMBER 2017**

**Prepared by: ANDREW L WARREN, BSc FRICS  
Director  
DHKK Ltd**

Directors: John & Dixon BSc MRICS, Rodenick L Morrison BSc (FSA Min) MRICS, Andrew L Warren BSc FRICS  
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National Valuation & Property Consultancy Service



## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

<b>Description</b>	Mid terraced house.
<b>Accommodation</b>	<b>Ground floor:</b> Hallway, living room/kitchen. <b>First floor:</b> Landing, two bedrooms, bathroom/WC.
<b>Gross internal floor area (m<sup>2</sup>)</b>	56 m <sup>2</sup> approximately.
<b>Neighbourhood and location</b>	The property forms part of an established residential estate located on the west side of the city.
<b>Age</b>	30 years approximately.
<b>Weather</b>	Dry.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where appropriate.</i> There is one rendered brick built chimney.

**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 may be taken by other means if the Surveyor deems it safe and reasonable to do so.*

The roof is of pitched design with a tile covering.

There is an insulated roof void accessed from the first floor landing.

**Rainwater fittings**

*Visually inspected with the aid of binoculars where appropriate.*

PVC gutters and downpipes.

**Main walls**

*Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.*

The subjects are traditionally constructed from cavity brick outer walls rendered externally.

**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.*

Replacement UPVC framed double glazed windows have been installed and there is a UPVC double glazed front entrance door and patio doors to the rear.

**External decorations**

*Visually inspected.*

The property is maintenance free in terms of external decoration.

**Conservatories / porches**

*Visually inspected.*

None.

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**Communal areas**

*Circulation areas visually inspected.*

Not applicable.

**Garages and permanent outbuildings**

*Visually inspected.*

There is a single lock-up garage located within an adjacent building.

We were unable to gain access to the garage as the door is currently in need of repair.

**Outside areas and boundaries**

*Visually inspected.*

There is garden ground to the rear of the property laid predominantly to lawn with a timber decking. The garden is enclosed.

**Ceilings**

*Visually inspected from floor level.*

The ceilings are of plasterboard.

**Internal walls**

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

The internal walls comprise a mixture of brick plastered on the hard and stud partition.

**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 floors are of suspended timber construction. Floor coverings of various types exist throughout the property and this does restrict the scope of the inspection.

We did not gain access to any sub floor area.

**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 internal joinery is in keeping with the age and the style of the property.

The kitchen fittings comprise a range of wall and base units with matching work surfaces.

**Chimney breasts and fireplaces**

*Visually inspected. No testing of the flues or fittings was carried out.*

There is a gas fire within the living room/kitchen.

**Internal decorations**

*Visually inspected.*

Papered and painted finishes with some tiled surfaces.

**Cellars**

*Visually inspected where there was safe and purpose-built access.*

Not applicable.

**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 electricity is connected.

**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 gas is connected.

**Water, plumbing and bathroom fittings**

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.*

Mains water is connected. The majority of the pipework is concealed from view and this does restrict the scope of the inspection.

Bathroom fittings comprise a white three piece suite with an electric shower installed over the bath.

**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.*

The property has no central heating system, however, modern style electric panel heaters have been installed in the principal rooms.

Hot water is heated by an electric immersion heater with the hot water storage tank being located within the front bedroom fitted wardrobe.

**Drainage**

*Drainage covers etc were not lifted.  
Neither drains nor drainage systems were tested.*

Presumed to main sewer.

**Fire, smoke and burglar alarms**

*Visually inspected.  
No tests whatsoever were carried out to the system or appliances.*

There is no burglar alarm but smoke detectors have been fitted.

**Any additional limits to inspection:**

*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.*

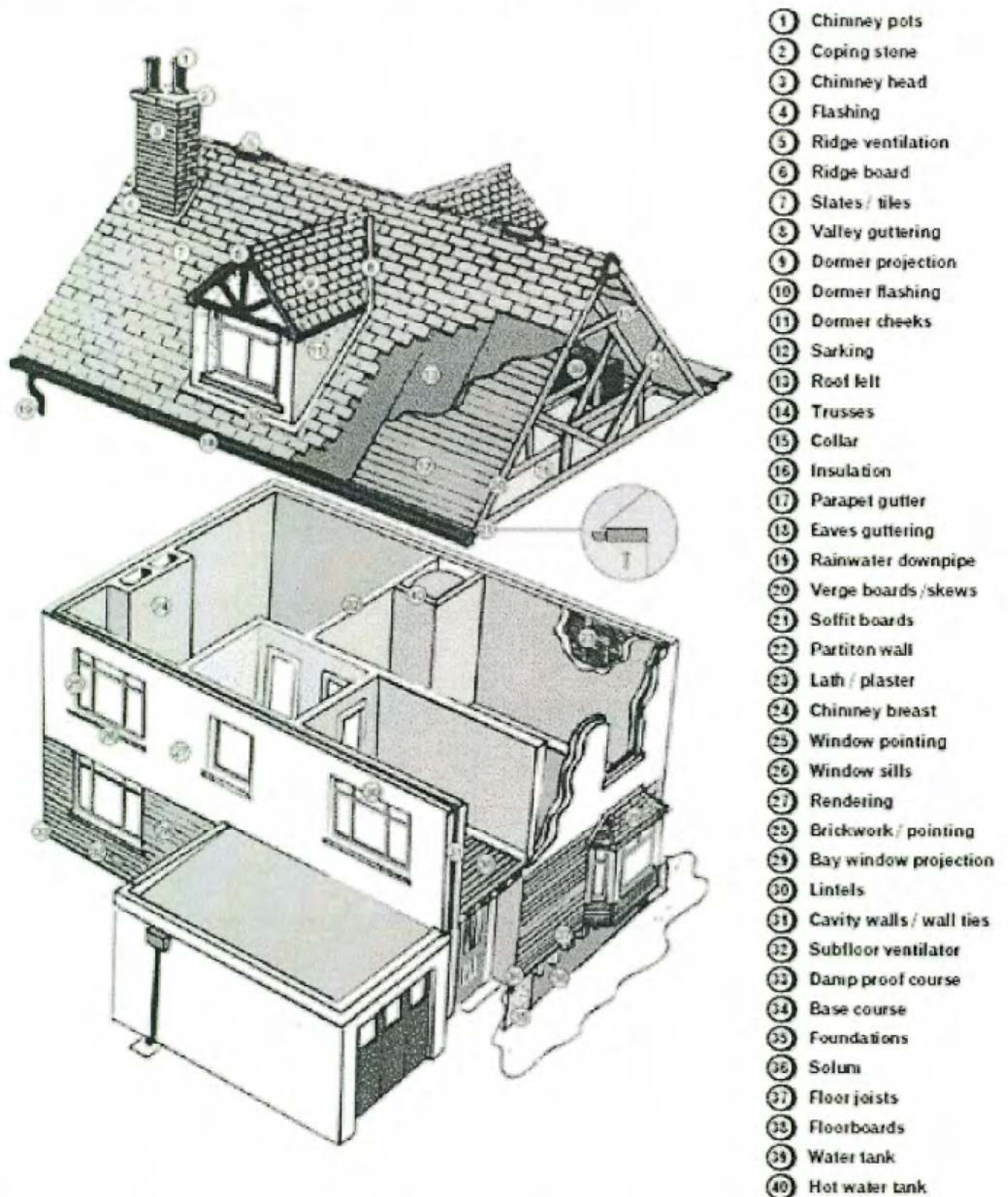
*An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of 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 specialist contractors. This can prove to be expensive.*

*The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.*

*A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.*

*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.*






## 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 terms.







## 2. CONDITION







This section identifies problems and tells you about the urgency of any repairs by using one of three categories.

 <b>Structural movement</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	We noted no significant signs of structural movement from the inspection available.
 <b>Dampness, rot and infestation</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	Moisture readings were taken throughout the property and we can confirm that at the time of our visit all readings were within acceptable levels.  We noted no evidence of timber decay or infestation from the restricted inspection available.
 <b>Chimney stacks</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The chimney stack, as viewed from ground level, appears in reasonable repair with finishes exhibiting only the weathering to be expected.
 <b>Roofing including roof space</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	As viewed from ground level, the roof coverings appear in reasonable repair, however, there is a slight build-up of moss on some tiles and minor pointing of the verge can be anticipated.  Our inspection of the roof void was restricted as this area is heavily insulated. We noted no significant defects from the restricted inspection available.
 <b>Rainwater fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	It was dry at the time of our inspection and, therefore, the efficiency of the system cannot be confirmed, however, we did note that the gutters now require cleaning out.



 <b>Main walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The external walls appear in average repair exhibiting only the weathering and minor hairline cracks of the render finishes to be expected.</p> <p>The timber decking is hard up against the back wall of the building and we would caution that this should be seen to be clear of the damp proof course to avoid bridging same.</p> <p>The decking also restricts the sub floor ventilation.</p>
 <b>Windows, external doors and joinery</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The windows and doors appear satisfactory given routine maintenance or adjustment.
 <b>External decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The property is well presented externally.
 <b>Conservatories / porches</b>	
<b>Repair category:</b>	Not applicable.
<b>Notes:</b>	Not applicable.
 <b>Communal areas</b>	
<b>Repair category:</b>	Not applicable.
<b>Notes:</b>	Not applicable.
 <b>Garages and permanent outbuildings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The garage is integral to a two storey building with flats above.</p> <p>The external fabric appears in average repair, however, we cannot comment on the internal condition of the garage as we were unable to gain access.</p>

 <b>Outside areas and boundaries</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The garden area has been maintained to a satisfactory standard.
 <b>Ceilings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The ceilings appear in average repair exhibiting only the minor blemishes to be expected.</p> <p>Textured plaster finishes should not be disturbed except under professional supervision as they may contain traces of asbestos.</p>
 <b>Internal walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The internal walls appear in average repair exhibiting only the minor blemishes to be expected.
 <b>Floors including sub-floors</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>We noted no surface defects from the limited inspection available due to the fitted floor coverings.</p> <p>Some sections of flooring are loose and "creak", and these should be lifted, checked and refixed as necessary.</p>
 <b>Internal joinery and kitchen fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The internal joinery exhibits only the minor wear to be expected.
 <b>Chimney breasts and fireplaces</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	We noted no surface defects, however, the adequacy of the flue serving the gas fire should be confirmed.

 <b>Internal decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The property is reasonably well presented although there is scope for some cosmetic freshening of decorative finishes in part.
 <b>Cellars</b>	
<b>Repair category:</b>	Not applicable.
<b>Notes:</b>	Not applicable.
 <b>Electricity</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The electrical wiring system includes components of mixed vintage and should be seen to be checked on a regular basis.
 <b>Gas</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	We noted no surface defects, however, all gas appliances should be seen to be serviced on a regular basis to ensure safe operation and compliance with the latest regulations.
 <b>Water, plumbing and bathroom fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	We noted no surface defects from the limited inspection available.  Bathroom fittings are serviceable. The electric shower was not tested.
 <b>Heating and hot water</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	We noted no surface defects, however, the heating system was not tested.  The hot water storage tank is noted to have the benefit of a jacket in addition to the original foam insulation. Sections of the foam insulation are starting to break up and minor repair can be expected.



## Drainage

**Repair category:**

1

**Notes:**

We noted no surface defects in the vicinity of this building at the time of our visit.

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	1
Outside areas and boundaries	1
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	Not applicable.
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

#### Repair Categories

##### Category 3:

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

##### Category 2:

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

##### Category 1:

No immediate action or repair is needed.

#### 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 and first.
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	No
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

#### 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 re-instatement cost for insurance purposes.

##### Matters for a solicitor or licensed conveyancer

We are not aware of any recent, significant or warrantable alterations to the property, however, without the benefit of the original plans we cannot be more definite on this matter.

Replacement double glazed windows were installed some years ago.

##### Estimated re-instatement cost for insurance purposes

£150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS).

##### Valuation and market comments

Taking the above points into consideration, we are of the opinion that the property holds a current market value of £170,000 (ONE HUNDRED AND SEVENTY THOUSAND POUNDS).

The subjects comprise traditional villa accommodation within this popular established area and we would anticipate reasonable demand in the current market.

Report author:  **ANDREW L WARREN, BSc FRICS**  
Ref: 13618/ALW/JW

Address: **DHKK Limited**  
**54 Corstorphine Road, Edinburgh EH12 6JQ**

Signed: 

Date of report: **25 September 2017**

**PART 1 – GENERAL**

**1.1 THE SURVEYORS**

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the Conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.<sup>1</sup>

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.

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



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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 the chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors' rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

### **1.3 LIABILITY**

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and the Purchaser should be aware that if a Lender seeks to rely on this Report

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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 adviser 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<sup>2</sup> will be prepared from information contained in the Report and the generic Mortgage Valuation Report.

### **1.6 INTELLECTUAL PROPERTY**

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

### **1.7 PAYMENT**

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

### **1.8 CANCELLATION**

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the Property, the Surveyor concludes that the Property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

## TERMS AND CONDITIONS

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 the light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

### 1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

### 1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in Part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; 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.

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- 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.

## TERMS AND CONDITIONS

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.

## TERMS AND CONDITIONS

"Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc from the valuation. In the case of flats, the following further assumptions are made that:

- \*There are rights of access and exit over all communal roadways, corridors, stairways etc and to use communal grounds, parking areas and other facilities;
- \*There are no particularly troublesome or unusual legal restrictions;
- \*There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" is *an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated.* This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

Property Address	66 South Gyle Mains, Edinburgh, EH12 9EP	Ref No	13618/ALW/JW
Seller's Name(s)	Mr Alan Wilson		
Date of Inspection	22 September 2017		
<b>Property Details</b>			
Property Type	House <input checked="" type="checkbox"/> Detached <input type="checkbox"/> If Flat/Maisonette <input type="checkbox"/>	Purpose Built	<input type="checkbox"/>
	Bungalow <input type="checkbox"/> Semi Detached <input type="checkbox"/>	Converted	<input type="checkbox"/>
	Flat <input type="checkbox"/> Mid Terrace <input checked="" type="checkbox"/> Floor of subject property		<input type="text"/>
	Maisonette <input type="checkbox"/> End Terrace <input type="checkbox"/> No of floors in block		<input type="text"/>
	Other* <input type="checkbox"/> *Specify under General Comments	No of Flats in block	<input type="text"/>
Type of Construction (*Specify under General Comments)	Traditional <input checked="" type="checkbox"/>	*Non Traditional	<input type="checkbox"/>
<b>Tenure</b>			
Absolute Owner	<input checked="" type="checkbox"/>	Leasehold	<input type="checkbox"/> Age 30 years approximately
<b>Accommodation – (specify number of rooms)</b>			
Living Rooms	<input type="text" value="1"/>	Bedrooms	<input type="text" value="2"/>
Kitchens	<input type="text" value="1"/>	Bathrooms	<input type="text" value="1"/>
		WCs	<input type="text"/>
		Other	<input type="text"/>
<small>(Specify in General Remarks)</small>			
Gross Floor Area (excluding garages & outbuildings)	Internal	<input type="text" value="56"/> m <sup>2</sup>	External <input type="text" value="65"/> m <sup>2</sup>
Garage(s) / Outbuildings	<input type="text" value="1"/>	Parking Space	<input type="text"/>
Residential Element – greater than 40%	Yes <input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<b>Construction</b>			
Walls	Brick <input checked="" type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Timber-framed <input type="checkbox"/> Other (specify in General Remarks)	<input type="checkbox"/>	
Roof	Tile <input checked="" type="checkbox"/> Slate <input type="checkbox"/> Asphalt <input type="checkbox"/> Felt <input type="checkbox"/> Other (specify in General Remarks)	<input type="checkbox"/>	
<b>Subsidence, Settlement and Landslip</b>			
Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding, mining?			
If yes, please clarify	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Services</b> (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 <input checked="" type="checkbox"/> Private <input type="checkbox"/> None <input type="checkbox"/>	Water	Mains <input checked="" type="checkbox"/> Private <input type="checkbox"/> None <input type="checkbox"/>
Gas	Mains <input checked="" type="checkbox"/> Private <input type="checkbox"/> None <input type="checkbox"/>	Electricity	Mains <input checked="" type="checkbox"/> Private <input type="checkbox"/> None <input type="checkbox"/>
Central Heating	Yes <input type="checkbox"/> Partial <input type="checkbox"/> None <input checked="" type="checkbox"/>	Brief Description <input type="text"/>	
<b>Location</b>			
Residential Suburb	<input checked="" type="checkbox"/>	Residential within town/city	<input type="checkbox"/>
Mainly commercial	<input type="checkbox"/>	Commuter village	<input type="checkbox"/>
Isolated rural property	<input type="checkbox"/>	Other	<input type="checkbox"/> (Specify in General Remarks)
<b>Roads</b>			
Made up	<input checked="" type="checkbox"/>	Unmade road	<input type="checkbox"/>
Adopted	<input checked="" type="checkbox"/>	Unadopted	<input type="checkbox"/>
		Partly completed new road	<input type="checkbox"/>
		Pedestrian access only	<input type="checkbox"/>
<b>Planning issues</b>			
Has the property been extended / converted / altered?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please comment in General Remarks			

**General Remarks**

The property comprises a two storey mid terraced house forming part of an established residential estate.

The subjects have been maintained to an average standard commensurate with other properties of this age and type.

**Essential Repairs**

None.

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

**Comment on Mortgageability**

The property will form a suitable security for loan purposes at the figure of value quoted.

**Valuations (Assuming Vacant Possession)**

Market value in present condition £ **170,000**

Market value on completion of essential repairs £

Insurance Reinstatement value £ **150,000**

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

Is a Reinspection necessary? Yes  No

**IMPORTANT – THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES**

Signed

Valuers Name and Qualifications *Andrew L. Warren*  
**Andrew L Warren, BSc FRICS**

Date of Inspection *22* **22 September 2017** Date of Report **25 September 2017**

Company Name **DHKK Ltd**

Address **54 Corstorphine Road**

**Edinburgh**

**EH12 6JQ**

Tel No

**0131 313 0444**



# property questionnaire

<b>Property Address</b>	66 South Gyle Mains Edinburgh EH12 9EP
<b>Seller(s)</b>	Mr Alan Wilson & Ms Jennifer Wilson
<b>Completion date of Property Questionnaire</b>	06/06/2017

## Note for sellers

- Please complete this form carefully. It is important your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell you solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

<b>1.</b>	<b>Length of Ownership</b>																
	How long have you owned the property? <input style="width: 150px;" type="text" value="12 Years"/>																
<b>2.</b>	<b>Council Tax</b>																
	Which Council Tax band is your property in? <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G																
<b>3.</b>	<b>Parking</b>																
	What are the arrangements for parking at your property? (Please tick all that apply) <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Garage</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Allocated parking space</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Driveway</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>On street</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Resident Permit</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Metered parking</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Shared parking</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Other (please specify)</td> <td style="text-align: center;"><input style="width: 150px;" type="text"/></td> </tr> </table>	Garage	<input checked="" type="checkbox"/>	Allocated parking space	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	On street	<input type="checkbox"/>	Resident Permit	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>	Shared parking	<input type="checkbox"/>	Other (please specify)	<input style="width: 150px;" type="text"/>
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Other (please specify)	<input style="width: 150px;" type="text"/>																

# property questionnaire

4.	<b>Conservation area</b>	
	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)?	<b>No</b>
5.	<b>Listed buildings</b>	
	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)?	<b>No</b>
6.	<b>Alterations/Additions/Extensions</b>	
a.	<p>(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)?  <u>If you have answered yes</u>, please describe below the changes which you have made:</p> <div data-bbox="148 936 1158 1081" style="border: 1px solid black; height: 65px; width: 100%;"></div> <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, 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.</p>	<p><b>No</b></p> <p><b>N/A</b></p>
b.	<p>Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:</p> <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> <p>(ii) Did this work involve any changes to the window or door openings?</p> <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div data-bbox="140 1906 1134 2022" style="border: 1px solid black; height: 52px; width: 100%;"></div>	<p><b>No</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>

# property questionnaire

7.	<b>Central heating</b>	
	<p>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).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there?</p> <div data-bbox="156 450 1145 528" style="border: 1px solid black; padding: 2px;">Electric Radiators/heaters</div> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	<p><b>Partial</b></p>
	<p><b>(i)</b> When was your central heating system or partial central heating system installed?</p> <div data-bbox="156 779 1145 857" style="border: 1px solid black; padding: 2px;">2014</div> <p><b>(ii)</b> Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="148 1048 1137 1126" style="border: 1px solid black; height: 35px;"></div> <p><b>(iii)</b> When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div data-bbox="148 1249 1137 1328" style="border: 1px solid black; height: 35px;"></div>	<p><b>No</b></p>
8.	<b>Energy Performance Certificate</b>	
	<p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p>	<p><b>Yes</b></p>
9.	<b>Issues that may have affected your property</b>	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p><b>No</b></p> <p><b>Please select</b></p>

# property questionnaire

b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	No																								
<b>10. Services</b>																										
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Services</th> <th style="text-align: center;">Connected</th> <th style="text-align: left;">Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">Scottish Water</div></td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Water mains or private water supply	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">Scottish Water</div>	Electricity	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Mains drainage	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Telephone	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Cable TV or satellite	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Broadband	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
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b.	<p><b>Is there a septic tank system at your property?</b></p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p><b>(i) Do you have appropriate consents for the discharge from your septic tank?</b></p> <p><b>(ii) Do you have a maintenance contract for your septic tank?</b></p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>No</p> <p>N/A</p> <p>N/A</p>																								

# property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="151 448 1149 627" style="border: 1px solid black; padding: 5px;">                     Whole estate pays an annual gardening fee (Approx £50pa)                 </div>	Yes
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="151 851 1149 1030" style="border: 1px solid black; height: 80px;"></div>	No
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	No
d.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="151 1388 1149 1568" style="border: 1px solid black; height: 80px;"></div>	No
e.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="151 1814 1149 1993" style="border: 1px solid black; height: 80px;"></div>	No

# property questionnaire

f.	<p>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 privately-owned)?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	No
<b>12. Charges associated with your property</b>		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>No</p> <p>Please select</p>
c.	<p>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.</p> <div style="border: 1px solid black; padding: 5px;">N/A</div>	

# property questionnaire

13.	<b>Specialist works</b>	
a.	<p>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? 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:</p> <div data-bbox="156 456 1150 640" style="border: 1px solid black; height: 80px; width: 100%;"></div>	<b>No</b>
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p> <div data-bbox="150 869 1145 1052" style="border: 1px solid black; height: 80px; width: 100%;"></div>	<b>No</b>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> 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 <u>please write below who has these documents</u> 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:</p> <div data-bbox="145 1444 1139 1550" style="border: 1px solid black; height: 45px; width: 100%;"></div>	<b>N/A</b>



# property questionnaire

<b>14.</b>	<b>Guarantees</b>	
<b>a.</b>	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> <li>(i) Electrical work</li> <li>(ii) Roofing</li> <li>(iii) Central heating</li> <li>(iv) National House Building Council (NHBC)</li> <li>(v) Damp course</li> <li>(vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)</li> </ul>	<p>Yes</p> <p>Don't Know</p> <p>Yes</p> <p>No</p> <p>Don't Know</p> <p>No</p>
<b>b.</b>	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <div data-bbox="148 904 1142 1088" style="border: 1px solid black; height: 80px; width: 100%;"></div>	
<b>c.</b>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="148 1330 1142 1514" style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>No</p>
<b>15.</b>	<b>Boundaries</b>	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="148 1800 1142 1984" style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>No</p>

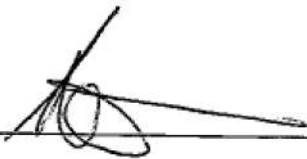
# property questionnaire

<b>16.</b>	<b>Notices that affect your property</b>	
	<b>In the past three years have you ever received a notice:</b>	
a.	advising that the owner of a neighbouring property has made a planning application?	<b>No</b>
b.	that affects your property in some other way?	<b>No</b>
c.	that requires you to do any maintenance, repairs or improvements to your property?	<b>No</b>
	<u>If you have answered yes to any of a-c above</u> , 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.	

## Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s):



\_\_\_\_\_

Date:

6/6/17

\_\_\_\_\_

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

66 SOUTH GYLE MAINS, EDINBURGH, EH12 9EP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 12 June 2017  
**Date of certificate:** 12 June 2017  
**Total floor area:** 56 m<sup>2</sup>  
**Primary Energy Indicator:** 412 kWh/m<sup>2</sup>/year

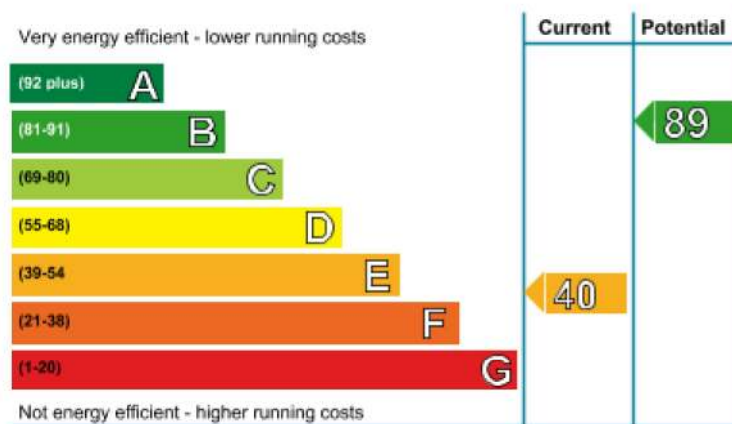
**Reference number:** 0100-2022-5060-9993-2701  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Room heaters, electric

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 CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£3,642</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£2,283</b>	

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

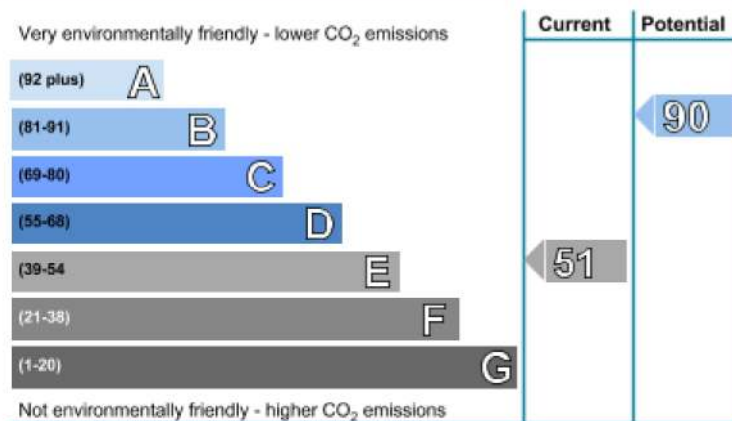


## Energy Efficiency Rating

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 E (40)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (51)**. 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	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£210.00	✓
2 Low energy lighting	£25	£39.00	
3 Gas condensing boiler	£3,000 - £7,000	£1830.00	✓

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

**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	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★★☆☆☆
Main heating controls	Appliance thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 50% 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, CO<sub>2</sub> 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 70 kg CO<sub>2</sub>/m<sup>2</sup>/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 3.9 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 3.0 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	£2,685 over 3 years	£1,038 over 3 years	
Hot water	£780 over 3 years	£201 over 3 years	
Lighting	£177 over 3 years	£120 over 3 years	
<b>Totals</b>	<b>£3,642</b>	<b>£1,359</b>	

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		Green Deal
			Energy	Environment	
1 Floor insulation (suspended floor)	£800 - £1,200	£70	E 43	E 54	✓
2 Low energy lighting for all fixed outlets	£25	£13	E 44	E 54	
3 Change heating to gas condensing boiler	£3,000 - £7,000	£610	C 73	C 73	✓
4 Solar water heating	£4,000 - £6,000	£39	C 75	C 76	✓
5 Replacement glazing units	£1,000 - £1,400	£30	C 76	C 78	✓
6 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£262	B 89	B 90	✓

Measures which have a green deal tick  are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick  may need additional finance. To find out how you could use Green Deal finance to improve your property, visit [www.greenerscotland.org](http://www.greenerscotland.org) or contact the Home Energy Scotland hotline on 0808 808 2282.

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

## 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](http://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 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](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 2 Low energy lighting

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

### 3 Gas condensing boiler

Changing the heating to use a mains gas boiler that provides both space and water heating will save money, as mains gas is currently cheaper than the fuel being used at present. A condensing boiler is capable of higher efficiencies than other types of boiler, meaning it will burn less fuel to heat the property, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). This improvement is most appropriate when the existing heating system needs repair or replacement. Building regulations generally apply to this work and a building warrant may be required, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

### 4 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### 5 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous and a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

### 6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

## 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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](http://www.energysavingtrust.org.uk/scotland/rhi).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,850	N/A	N/A	N/A
Water heating (kWh per year)	1,673			

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Andrew Warren
Assessor membership number:	EES/009302
Company name/trading name:	Dixon Heaney Kean Kennedy
Address:	54 Corstorphine Road Edinburgh EH12 6JQ
Phone number:	0131 313 0444
Email address:	<a href="mailto:survey@dhkk.co.uk">survey@dhkk.co.uk</a>
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](http://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](http://www.gov.scot/epc).

### Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit [www.greenerscotland.org](http://www.greenerscotland.org) or call 0808 808 2282.

