

YOUR ONESURVEY
HOME REPORT

ADDRESS

10 Stenhouse Grove
Edinburgh
EH11 3EG

PREPARED FOR

Eric Broadbent

INSPECTION CARRIED OUT BY:



HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Edinburgh - Allied Surveyors Scotland Plc	29/07/2016
<u>Mortgage Certificate</u>	Final	Edinburgh - Allied Surveyors Scotland Plc	29/07/2016
<u>Property Questionnaire</u>	Final	Mr. Eric Broadbent	09/08/2016
<u>EPC</u>	File Uploaded	Edinburgh - Allied Surveyors Scotland Plc	12/08/2016

Important Notice:

This report has been prepared for the purposes of and use of Eric Broadbent. Should your name not be on this report then Onesurvey is unable to guarantee that this is a genuine or complete copy of the Home Report. A personalised copy of this Home Report may be obtained at www.onesurvey.org free of charge.

If you are a potential purchaser of this property you may then present your personalised copy of the report to your advisers or mortgage provider with a view to them requesting a transcription report from the appointed Chartered Surveyor.

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Mr. Eric Broadbent
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Customer address	10 Stenhouse Grove Edinburgh EH11 3EG
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Date of Inspection	28/07/2016
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Prepared by	Robert A Smith, BSc. MRICS, IRRV Edinburgh - Allied Surveyors Scotland Plc
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

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.¹

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers 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.

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

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.

To date, 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.

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 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.

1.10 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

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

- 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.

2.3.1 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.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 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 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 will not be inspected or reported on.

Description	This is a purpose built lower villa flat located in a two storey block of four flats in total.
Accommodation	Ground floor: Vestibule, Hallway, Livingroom, Kitchen, 2 Bedrooms, Bathroom (with W.C).
Gross internal floor area (m2)	63 square metres.
Neighbourhood and location	The property is situated within an established residential area some 2 miles West of Edinburgh city centre. All the usual facilities and amenities are available locally and there is a regular public transport service to the city centre and to neighbouring communities.
Age	The age of this property is estimated at 81 years.
Weather	At the time of inspection it was dry but dull and overcast.
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> The chimney stack is of brick construction with a render finish. Concrete coping is present as are clay pots.
Roofing including roof space	<i>Sloping roofs were visually inspected with the aid of binoculars where required.</i> <i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i>

	<p><i>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.</i></p> <p>The roof is pitched and hipped with a slate covering over timber sarking and rafters.</p> <p>Access to the roof void is through the upper flat. The roof void has not been inspected.</p>
Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>These are of cast iron construction with guttering lead to downpipes.</p>
Main walls	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>These are 300mm cavity brick, rendered externally.</p>
Windows, external doors and joinery	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>The windows are of a timber framed casement of pivot nature with double glazed sealed units installed.</p> <p>The external door is timber framed.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>Decorative finishes are in paint.</p>
Conservatories / porches	<p><i>Visually inspected.</i></p> <p>There are no conservatories and there are no porches.</p>
Communal areas	<p><i>Circulation areas visually inspected.</i></p> <p>There were no communal areas relative to this property.</p>
Garages and	<p><i>Visually inspected.</i></p>

<p>permanent outbuildings</p>	<p>There is no garage with this property.</p> <p>There are no significant permanent outbuildings.</p>
<p>Outside areas and boundaries</p>	<p><i>Visually inspected.</i></p> <p>There is a garden area to the front of the property, a common drying green to the rear and a private garden area also located to the rear of the subjects.</p> <p>Boundaries, where present, are formed in fences and hedges.</p>
<p>Ceilings</p>	<p><i>Visually inspected from floor level.</i></p> <p>These are of a lath and plaster or plasterboard nature.</p>
<p>Internal walls</p>	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>These are of a plaster or plasterboard character.</p>
<p>Floors including sub floors</p>	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>These are of solid concrete or suspended timber nature.</p> <p>Floor coverings were fitted and no sub floor inspection has been made.</p>
<p>Internal joinery and kitchen fittings</p>	<p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p> <p>Internal doors are timber framed or timber framed and</p>

	<p>glazed.</p> <p>Timber facings and skirtings have been used within the property.</p> <p>There are a range of fitted floor and wall units within the kitchen area.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>The chimney breast is of brick construction with a slabbed base fireplace.</p> <p>The fireplace currently hosts an older style gas fire.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>Decorative finishes are in paint, paper or both. Some tiling and boarding have also been used.</p>
Cellars	<p><i>Visually inspected where there was safe and purpose-built access.</i></p> <p>There are no cellars with this property.</p>
Electricity	<p><i>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.</i></p> <p>There is a mains supply of electricity connected to the property.</p> <p>The distribution board, housing a fuse box, is located at high level within the vestibule.</p> <p>Visible wiring was PVC coated.</p>
Gas	<p><i>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.</i></p> <p>There is a mains gas supply connected to the property.</p>

	<p>The gas meter is located within an external storage box.</p> <p>The gas supply serves the central heating boiler and other appliances within this flat.</p>
Water, plumbing and bathroom fittings	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>There is a mains water supply connected to the property.</p> <p>Visible plumbing fittings were of a copper or PVC nature.</p> <p>The bathroom fittings, although not tested, appeared serviceable.</p>
Heating and hot water	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>There is a gas fired central heating system serving panel radiators.</p> <p>The boiler for this is a Worcester 28i Junior unit located on a kitchen wall and vented externally by means of a balanced flue.</p> <p>The central heating boiler also provides domestic hot water.</p>
Drainage	<p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> <p>This is presumed to be to the main public sewer.</p>
Fire, smoke and burglar alarms	<p><i>Visually inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Smoke alarms were noted on ceilings within the property.</p> <p>No comment is offered in respect of security systems.</p>
Any additional limits to inspection	<p><i>Only the subject flat and internal communal areas giving access to the flat were inspected.</i></p>

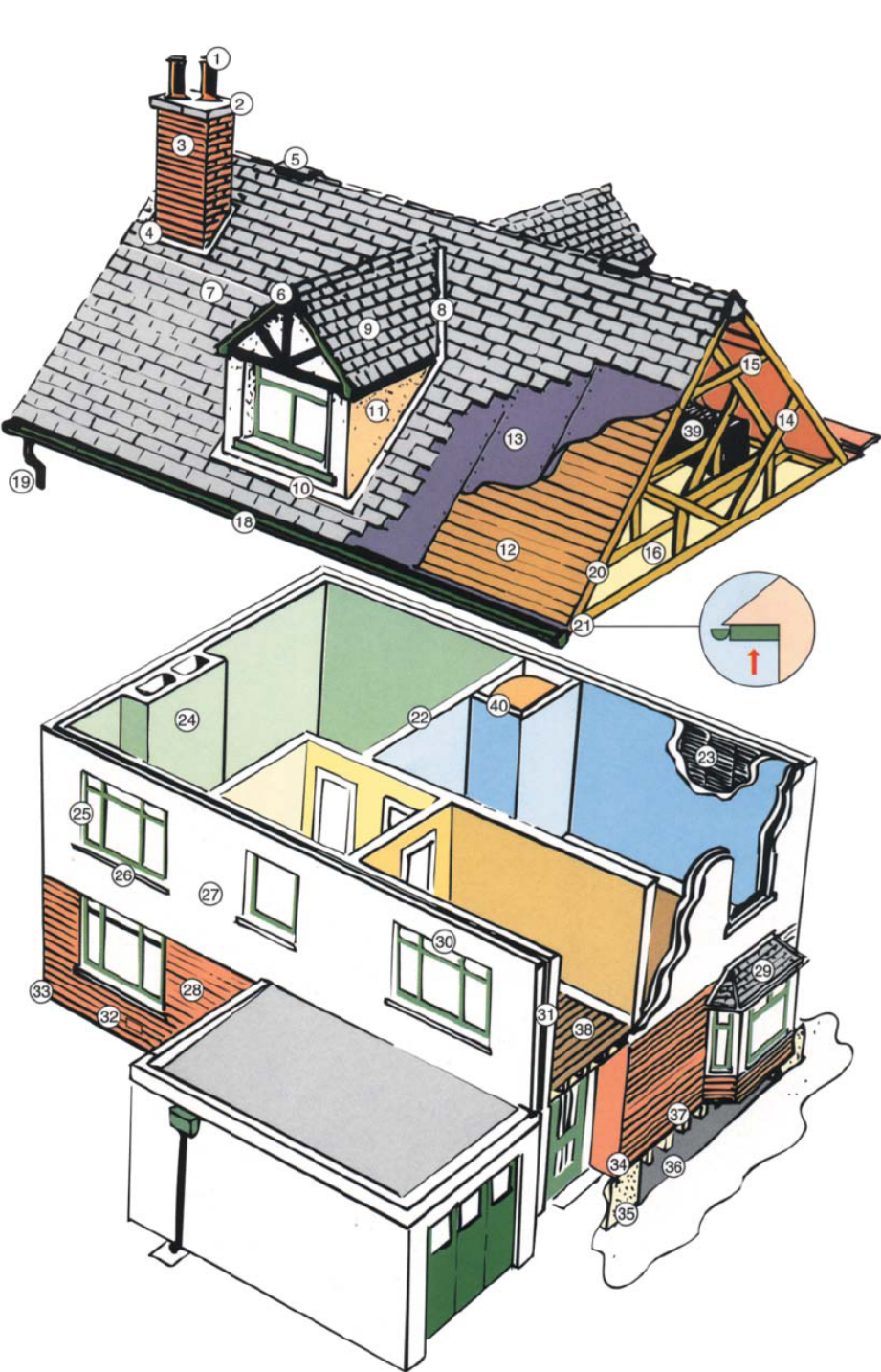
If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.

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.

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 property was vacant but was furnished and did have fitted floor coverings. Cupboard areas and rooms in general contained stored person items. No sub floor inspection has been made. It is also reiterated that the roof void has not been inspected.

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 Partiton 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.


2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural movement	
Repair category:	
Notes:	There are no indications of significant structural movement within this or neighbouring properties.

Dampness, rot and infestation	
Repair category:	
Notes:	Moisture meter readings were obtained from within the property, but at a level attributable to condensation or to the inherent moisture content of materials employed within the construction. Softening timbers were noted, particularly within the kitchen floor. Wet rot was noted to have affected window frames and sills.

Chimney stacks	
Repair category:	
Notes:	The render finish was noted to be cracked and boss.

Roofing including roof space

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.


Repair category:	2
Notes:	Isolated slates were noted to be loose, missing or broken. It is reiterated that the roof void has not been inspected.

Rainwater fittings	
Repair category:	2
Notes:	Cracking was noted to downpipes. Some corrosion was also evident.

Main walls	
Repair category:	2
Notes:	The render finish was noted to be cracked and boss, particularly at lower sections. There are indications that cavity wall insulation has been provided.

Windows, external doors and joinery	
Repair category:	2
Notes:	Evidence of wet rot was noted within bottom rails of window frames and window sills. There are indications that individual sealed units may have failed.


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.

External decorations	
Repair category:	
Notes:	Weathered decorative finishes were noted.

Conservatories / porches	
Repair category:	
Notes:	There are no conservatories and there are no porches with this property.

Communal areas	
Repair category:	
Notes:	There were no communal areas available for inspection.

Garages and permanent outbuildings	
Repair category:	
Notes:	There are no garages and there are no significant permanent outbuildings.

Outside areas and boundaries	
Repair category:	
	There were no indications of defect requiring immediate action or

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.

Notes:	repair.
--------	---------


Ceilings	
Repair category:	2
Notes:	<p>Polystyrene tiles have been applied to some ceiling sections.</p> <p>Timber boarding has also been utilised within the kitchen.</p> <p>It is presumed that a fire retardant finish will have been applied.</p> <p>Some shrinkage cracking was noted.</p>


Internal walls	
Repair category:	1
Notes:	<p>Uneven plaster finishes were noted.</p> <p>Small sections of boss plaster were also found.</p>


Floors including sub-floors	
Repair category:	2
Notes:	<p>Softening timbers were noted within the kitchen floor.</p> <p>Slight unevenness was also evident.</p>

Internal joinery and kitchen fittings


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.

Repair category:	
Notes:	Adjustment to individual door hinges is anticipated. The kitchen units are of an older style.

Chimney breasts and fireplaces	
Repair category:	
Notes:	There were no indication of defects requiring immediate action or repair.


Internal decorations	
Repair category:	
Notes:	Marked decorative finishes were noted and paper seams are lifting slightly.


Cellars	
Repair category:	
Notes:	There are no cellars with this property.


Electricity	
Repair category:	
Notes:	The distribution board houses a fuse box rather than a more modern circuit breaker unit.

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.

	The trade bodies governing electrical installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once every five years, by a competent Electrician.
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Gas	
Repair category:	
Notes:	<p>There were no visible defects noted at the time of inspection.</p> <p>The gas fire in the livingroom is of an older character.</p> <p>The trade bodies governing gas installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once per year, by a Gas Safe Registered Contractor.</p>

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	The bathroom fittings are ageing and are slightly marked.

Heating and hot water	
Repair category:	
Notes:	<p>There was no indication of any defect requiring immediate action or repair within the heating and hot water systems.</p> <p>It has been assumed that the heating installation has been regularly serviced and that recent service history records will be</p>

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.

	made available.
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Drainage	
Repair category:	
Notes:	There were no indications of significant blockage or back up found at the time of inspection.

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.

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	2
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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 coinoperated machines.

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

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	
The property has been subject to alteration in the past in the provision of replacement windows. This would appear to have been carried out some considerable time ago.	
Estimated re-instatement cost (£) for insurance purposes	
120,000 One Hundred and Twenty Thousand Pounds	
Valuation (£) and market comments	
120,000 One Hundred and Twenty Thousand Pounds.	
Report author:	Robert A Smith, BSc. MRICS, IRRV
Company name:	Edinburgh - Allied Surveyors Scotland Plc
Address:	22-24 Walker Street Edinburgh EH3 7HR
Signed:	Electronically Signed: 81449-003DAAEA-2F05
Date of report:	29/07/2016

P A R T 2 .

MORTGAGE VALUATION CERTIFICATE

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	10 Stenhouse Grove Edinburgh EH11 3EG	Client: Mr. Eric Broadbent Tenure: Absolute ownership
Date of Inspection:	28/07/2016	Reference: ME037595

This report has been prepared in response to your recent instructions to carry out a valuation report on the property referred to above. Please note that for most clients purchasing a property, the more detailed HOME CONDITION REPORT is recommended. This report and our inspection to which it refers have been carried out in accordance with the RICS Valuation Standards. Your attention is drawn to the additional comments elsewhere within the report, which set out the extent and limitations of the service provided. This report should be read in conjunction with the instruction acknowledgement. It is normal practice and a requirement of the RICS Valuation Standards regulations to point out that this report is for the use of the party to whom it is addressed, or their named client, or their nominated lenders, and no responsibility is accepted to any third party for the whole, or any part of its contents. Your attention is drawn to the fact that neither the whole, nor any part of this report, or any reference thereto may be included in any document, circular or statement without prior approval in writing as to the form in which it will appear

1.0	LOCATION
------------	-----------------

The property is situated within an established residential area some 2 miles West of Edinburgh city centre.

All the usual facilities and amenities are available locally and there is a regular public transport service to the city centre and to neighbouring communities.

2.0	DESCRIPTION	2.1 Age:	The age of this property is estimated at 81 years.
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This is a purpose built lower villa flat located in a two storey block of four flats in total.

3.0	CONSTRUCTION
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Walls - 300mm cavity brick, rendered externally.

Roof - this is pitched and hipped with a slate covering.

4.0	ACCOMMODATION
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Ground floor: Vestibule, Hallway, Livingroom, Kitchen, 2 Bedrooms, Bathroom (with W.C).

5.0	SERVICES (No tests have been applied to any of the services)						
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Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
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Central Heating:	Gas fired
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6.0	OUTBUILDINGS
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Garage:	None.				
Others:	There are no significant outbuildings.				
7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>				
<p>The property is found to be in a condition consistent with age and construction. Minor defects were noted but these are capable of remedy in the course of routine maintenance.</p> <p>Some upgrading of fittings, fixtures and services has taken place in the past but with further works envisaged. Ongoing maintenance will be required in respect of external elements of the buildings fabric, with particular reference to window frames and sills and the render finish.</p> <p>The property has been subject to alteration in the past in the provision of replacement windows.</p>					
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)				
None.					
8.1 Retention recommended:			Nil.		
9.0	ROADS & FOOTPATHS				
Made up.					
10.0	BUILDINGS INSURANCE (£):	120,000	GROSS EXTERNAL FLOOR AREA	63	Square metres
<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>					
11.0	GENERAL REMARKS				
There is a demand for property of this type in this locality and future marketability should be maintained.					
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>				
12.1	Market Value in present condition (£):	120,000	One Hundred and Twenty Thousand Pounds		
12.2	Market Value on completion of essential works (£):				
12.3	Suitable security for normal mortgage purposes?	Yes			

12.4	Date of Valuation:	28/07/2016		
Signature:	Electronically Signed: 81449-003DAAEA-2F05			
Surveyor:	Robert A Smith, BSc. MRICS, IRRV	Date:	29/07/2016	
Edinburgh - Allied Surveyors Scotland Plc				
Office:	22-24 Walker Street Edinburgh EH3 7HR	Tel: 0131 226 6518 Fax: 0131 220 6445 email: edinburgh@alliedsurveyorsscotland.com		

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	10 Stenhouse Grove Edinburgh EH11 3EG
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Customer	Mr. Eric Broadbent
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Customer address	10 Stenhouse Grove Edinburgh EH11 3EG
-------------------------	---

Prepared by	Robert A Smith, BSc. MRICS, IRRV Edinburgh - Allied Surveyors Scotland Plc
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Energy Performance Certificate (EPC)

Scotland

Dwellings

10 STENHOUSE GROVE, EDINBURGH, EH11 3EG

Dwelling type: Ground-floor flat
Date of assessment: 28 July 2016
Date of certificate: 11 August 2016
Total floor area: 63 m²
Primary Energy Indicator: 265 kWh/m²/year

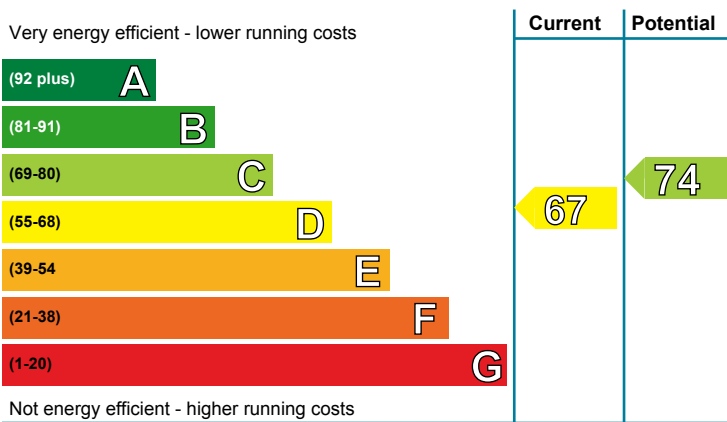
Reference number: 0162-2858-7433-9926-6965
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£2,130	See your recommendations report for more information
Over 3 years you could save*	£474	

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

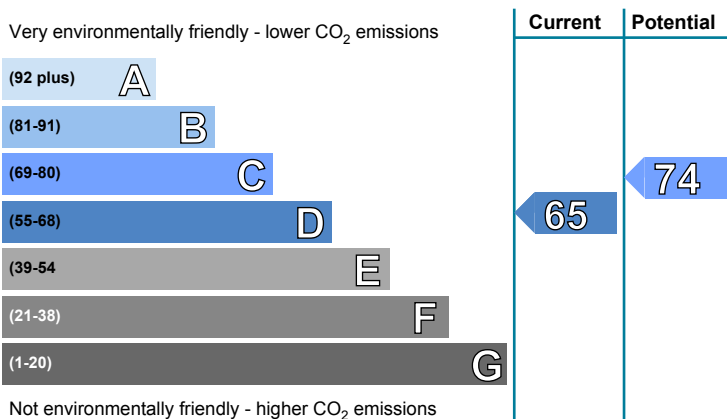


Energy Efficiency Rating

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.

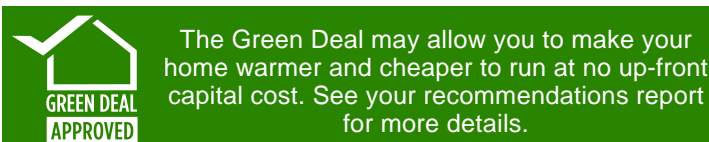
Your current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (59)**.

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	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£273.00	✓
2 Low energy lighting	£25	£69.00	
3 Condensing boiler	£2,200 - £3,000	£126.00	✓

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.



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, filled cavity	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 38% of fixed outlets	★★★☆☆	★★★☆☆

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 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 3.0 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 0.8 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	£1,581 over 3 years	£1,233 over 3 years	
Hot water	£327 over 3 years	£288 over 3 years	
Lighting	£222 over 3 years	£135 over 3 years	
Totals	£2,130	£1,656	

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	£91	C 71	C 71	✔
2 Low energy lighting for all fixed outlets	£25	£23	C 72	C 71	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£42	C 74	C 74	✔

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 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.

- 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.



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. 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 Condensing boiler

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

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.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,952	N/A	N/A	N/A
Water heating (kWh per year)	1,908			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Robert Smith
Assessor membership number:	EES/008344
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	22-24 Walker Street Edinburgh EH3 7HR
Phone number:	01312266518
Email address:	robert.smith@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

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 or call 0808 808 2282.



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address:

10. STENHOUSE GROVE
EDINBURGH
EH 11 3EG

Seller/s: ERIC BRADBENT

Completion date of Property Questionnaire: 8-8-2016

Property Questionnaire

Note for sellers

- Please complete this form carefully. It is important that 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 your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1	Length of ownership		
	How long have you owned the property?	DEC 2015	
2	Council Tax		
	Which Council tax band is your property in?	B	
3	Parking (tick all applicable)		
	<input type="checkbox"/> Garage <input type="checkbox"/> Allocated Parking Space <input type="checkbox"/> Driveway <input type="checkbox"/> Shared Parking <input checked="" type="checkbox"/> On Street <input type="checkbox"/> Resident Permit <input type="checkbox"/> Metered Parking <input type="checkbox"/> Other (Please specify) <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>		
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	
		No	✓
		Unknown	

Property Questionnaire

5	Listed buildings	Yes	
	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	<input checked="" type="checkbox"/>
		Unknown	
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)? <u>If you have answered Yes</u> , please describe below the changes which you have made:	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
(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:	Yes	<input checked="" type="checkbox"/>
		No	
		Unknown	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered Yes</u> , please answer the 3 questions below:	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
(i)	Were the replacements the same shape and type as the ones you replaced?	Yes	
		No	
		Unknown	
(ii)	Did this work involve any changes to the window or door openings?	Yes	
		No	
		Unknown	
(iii)	Please describe the changes made to the windows, doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.		

Property Questionnaire

7	Central heating		
a	<p>Is there a central heating system in your property?</p> <p>(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>If you have answered Yes or Partial – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas, warm air).</p> <p>If you have answered Yes, please answer the 3 questions below:</p>	Yes No Partial Unknown	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
(i)	When was your central heating system or partial central heating system installed?		
(ii)	<p>Do you have a maintenance contract for the central heating system?</p> <p>If yes, please give details of the company with which you have a maintenance contract:</p>	Yes No Unknown	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
(iii)	When was your maintenance agreement last renewed? (please provide the month and year)		
8	Energy Performance Certificate		
	<p>Does your property have an Energy Performance Certificate which is less than 10 years old? (PLEASE NOTE: Please tick 'YES' as the surveyor will complete this at the time of inspection)</p>	Yes	<input checked="" type="checkbox"/>
9	Issues that may have affected your property		
a	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p>If you have answered Yes, is the damage the subject of any outstanding insurance claim?</p>	Yes No Unknown	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
b	<p>Are you aware of the existence of asbestos in your property?</p> <p>If you have answered Yes, please give details:</p>	Yes No Unknown	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

Property Questionnaire

10	Services								
a	Please tick which services are connected to your property and give details of the supplier								
	Services	Connected	Supplier						
	Gas or liquid petroleum gas	✓	SCOTTISH POWER						
	Water mains or private water supply	✓	COUNCIL						
	Electricity	✓	SCOTTISH POWER						
	Mains drainage	✓	COUNCIL						
	Telephone	✓	BT						
	Cable TV or satellite	X	NO						
	Broadband	X	NO						
b	Is there a septic tank system at your property?		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Yes</td> <td style="width: 20px;"></td> </tr> <tr> <td style="text-align: center;">No</td> <td style="text-align: center;">✓</td> </tr> <tr> <td style="text-align: center;">Unknown</td> <td></td> </tr> </table>	Yes		No	✓	Unknown	
Yes									
No	✓								
Unknown									
	If you have answered Yes, please answer the 2 questions below:								
(i)	Do you have appropriate consents for the discharge from your septic tank?		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Yes</td> <td style="width: 20px;"></td> </tr> <tr> <td style="text-align: center;">No</td> <td style="text-align: center;">✓</td> </tr> <tr> <td style="text-align: center;">Unknown</td> <td></td> </tr> </table>	Yes		No	✓	Unknown	
Yes									
No	✓								
Unknown									
(ii)	Do you have a maintenance contract for your septic tank?		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Yes</td> <td style="width: 20px;"></td> </tr> <tr> <td style="text-align: center;">No</td> <td style="text-align: center;">✓</td> </tr> </table>	Yes		No	✓		
Yes									
No	✓								
	If you have answered Yes, please give details of the company with which you have a maintenance contract:								

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>If you have answered Yes, please give details:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
b	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered yes, please give details:</p>	Yes	<input checked="" type="checkbox"/>
		No	
		Unknown	
		N/A	
c	<p>Has there been any major repair or replacement to any part of the roof during the time you have owned the property?</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
d	<p>Do you have the right to walk over any of your neighbours' property – for example to put out your rubbish bin or maintain your boundaries?</p> <p>If you have answered Yes, please give details:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
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>If you have answered Yes, please give details:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
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 which the public has a right to pass, whether or not the land is privately owned.)</p> <p>If you have answered Yes, please give details:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	
12		Charges associated with your property	
a	<p>Is there a factor or property manager for your property?</p> <p>If you have answered Yes, please provide the name and address, and give details of any deposit held and approximate charges:</p>	Yes	
		No	<input checked="" type="checkbox"/>
		Unknown	

Property Questionnaire

b	Is there a common buildings insurance policy? If you have answered Yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
		Unknown	<input type="checkbox"/>
		Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>
Unknown	<input type="checkbox"/>		
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.		
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? 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:	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
		Unknown	<input type="checkbox"/>
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? If you have answered Yes, please give details:	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
		Unknown	<input type="checkbox"/>
c	If you have answered Yes to 13(a) or 13(b), do you have any guarantees relating to this work? 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, <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:	Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>
		Unknown	<input type="checkbox"/>

Property Questionnaire

14 Guarantees						
a	Are there any guarantees or warranties for any of the following?					
		No	Yes	Don't know	With title deeds	Lost
i)	Electrical Work			✓		
ii)	Roofing			✓		
iii)	Central Heating			✓		
iv)	National House Building Council (NHBC)			✓		
v)	Damp course			✓		
vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)			✓		
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):					
c	Are there any outstanding claims under any of the guarantees listed above?				Yes	
					No	✓
	If you have answered Yes, please give details:				Unknown	
15 Boundaries						
	So far as you are aware, has any boundary of your property been moved in the last 10 years?				Yes	
					No	✓
	If you have answered Yes, please give details?				Unknown	

Property Questionnaire

16 Notices that affect your property			
In the past 3 years have you ever received notice:			
a	Advising that the owner of a neighbouring property has made a planning application?	Yes	
		No	✓
		Unknown	
b	That affects your property in some other way?	Yes	
		No	✓
		Unknown	
c	That requires you to do any maintenance, repairs or improvements to your property?	Yes	
		No	✓
		Unknown	
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.			

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): *Eric Broadbent*

Date: *8-8-2016*

This property belonged to my Mother for more than 50 years. She died 26-12-2015. I am selling the house as I have my own in England. Should you need any other information my phone is

01946 - 822183 - House

07546212568 mob, 9