



# Home Report

13 WEST CRESCENT,  
EAST SALTOUN,  
PENCAITLAND,  
TRANENT,  
EH34 5EF

# Energy Report



# Energy Performance Certificate

## Address of dwelling and other details


13 WEST CRESCENT  
EAST SALTOUN  
TRANENT  
EH34 5EF

Dwelling type: End-terrace house  
Name of approved organisation: Ecmk Ltd  
Membership number: ECMK201966  
Date of certificate: 31 August 2011  
Reference number: 0719-7128-7000-0447-8926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 82 m<sup>2</sup>  
Main type of heating and fuel: Boiler and radiators, mains gas

## This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating


	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Approximate current energy use per square metre of floor area: 316 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 61 kg/m<sup>2</sup> per year

### Environment Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact 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.

## Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

1 Cavity wall insulation

*A full energy report is appended to this certificate*



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

**N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION**

## Energy report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of Ecmk Ltd. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr Thomas Baird  
Company name/trading name: Survey Scotland Ltd  
Address: 82-84 Niddrie Road  
Glasgow, G42 8PU  
Phone number: 0800 5677040  
Fax number:  
E-mail address: enquiries@surveyscotland.com  
Related party disclosure: No related party

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	316 kWh/m <sup>2</sup> per year	288 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.0 tonnes per year	4.6 tonnes per year
Lighting	£44 per year	£44 per year
Heating	£622 per year	£545 per year
Hot water	£322 per year	£324 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

### About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

### About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

## Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. 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 physical condition of any element. '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	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 300+ mm loft insulation	★★★★★	★★★★★
	Pitched, insulated (assumed)	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	–	–
	Suspended, insulated (assumed)	–	–
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★☆☆	★★★☆☆
Main heating controls	TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	None	–	–
Hot water	From main system, no cylinder thermostat	★★☆☆☆	★★☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★
Current energy efficiency rating		E 53	
Current environmental impact (CO <sub>2</sub> ) rating		E 48	

## Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

## Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Cavity wall insulation	£100 - £300	£75	D 57	E 52
Sub-total		£75		
<b>Higher cost measures</b>				
2 Replace boiler with new condensing boiler	£1,500 - £3,500	£217	D 67	D 65
Total		£292		

Potential Energy efficiency rating **D 57**

Potential environmental impact (CO<sub>2</sub>) rating **E 52**

## Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

3 Solar water heating	£4,000 - £6,000	£36	C 69	D 68
4 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£214	C 79	C 77

Enhanced Energy efficiency rating **C 79**

Enhanced environmental impact (CO<sub>2</sub>) rating **C 77**

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

## About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### Higher cost measures (typically over £500 each)

#### 2 New 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, 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). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

## About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

#### 3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Building regulations may apply to this work. 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).

#### 4 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 restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a suitably qualified electrician. 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).

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO<sub>2</sub> emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk).



# Single Survey



Survey  
Scotland Ltd

# Single Survey

<b>Property address</b>	13 WEST CRESCENT, EAST SALTOUN, PENCAITLAND, TRANENT, EH34 5EF
<b>Customer</b>	HEATHER MASSIE
<b>Customer address</b>	13 WEST CRESCENT, EAST SALTOUN, PENCAITLAND, TRANENT, EH34 5EF
<b>Prepared by</b>	Thomas Baird MRICS & RICS Registered Valuer
<b>Date of Inspection</b>	23 <sup>rd</sup> August 2011

# Single Survey

## 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.

<b>Description</b>	The property is an extended end-terrace bungalow.
<b>Accommodation</b>	The accommodation comprises entrance hall, living room, kitchen/dining area, three bedrooms and one bathroom.
<b>Gross internal floor area (m<sub>2</sub>)</b>	82 M <sup>2</sup>
<b>Neighbourhood and location</b>	The property is situated in an established residential village. Surrounding properties are of a similar age and type. Village with local amenities.
<b>Age</b>	Built about 1965/70. Extension circa 2010.
<b>Weather</b>	Weather was dry at the time of inspection.
<b>Chimney Stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> Chimney stacks are of brick built construction.

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<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>Timber frame roof finished with concrete roof tiles.</p> <p>Flashings to roof are lead.</p> <p>The roof eaves have been finished with timber fascias and soffits.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are UPVC and cast iron construction.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are assumed to be of 300mm cavity however this cannot be confirmed from our single inspection.</p> <p>Extension walls assumed of cavity construction.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are a mixture of UPVC, double glazed and casement type and timber framed double glazed.</p> <p>External doors UPVC with glazed panels.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>External decorations comprise render finish to external walls.</p>

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<b>Conservatories / porches</b>	<b>Visually inspected.</b> Not applicable.
<b>Communal areas</b>	<b>Circulation areas visually inspected.</b> Not applicable.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> Not applicable.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> There are formal gardens surrounding the property.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> Ceilings are plasterboard.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> The internal walls are timber framed partitions finished with plasterboard & Solid masonry walls finished with plaster on hard.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,</b> <b>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.</b> <b>Physical access to the sub floor area may be taken if the Surveyor deems it 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.</b> The floors are of suspended timber construction with a mixture of floor coverings.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b> <b>Kitchen units were visually inspected excluding appliances.</b> Internal joinery is of conventional type and design. Kitchen units comprise wall and base units with integrated oven and hob.

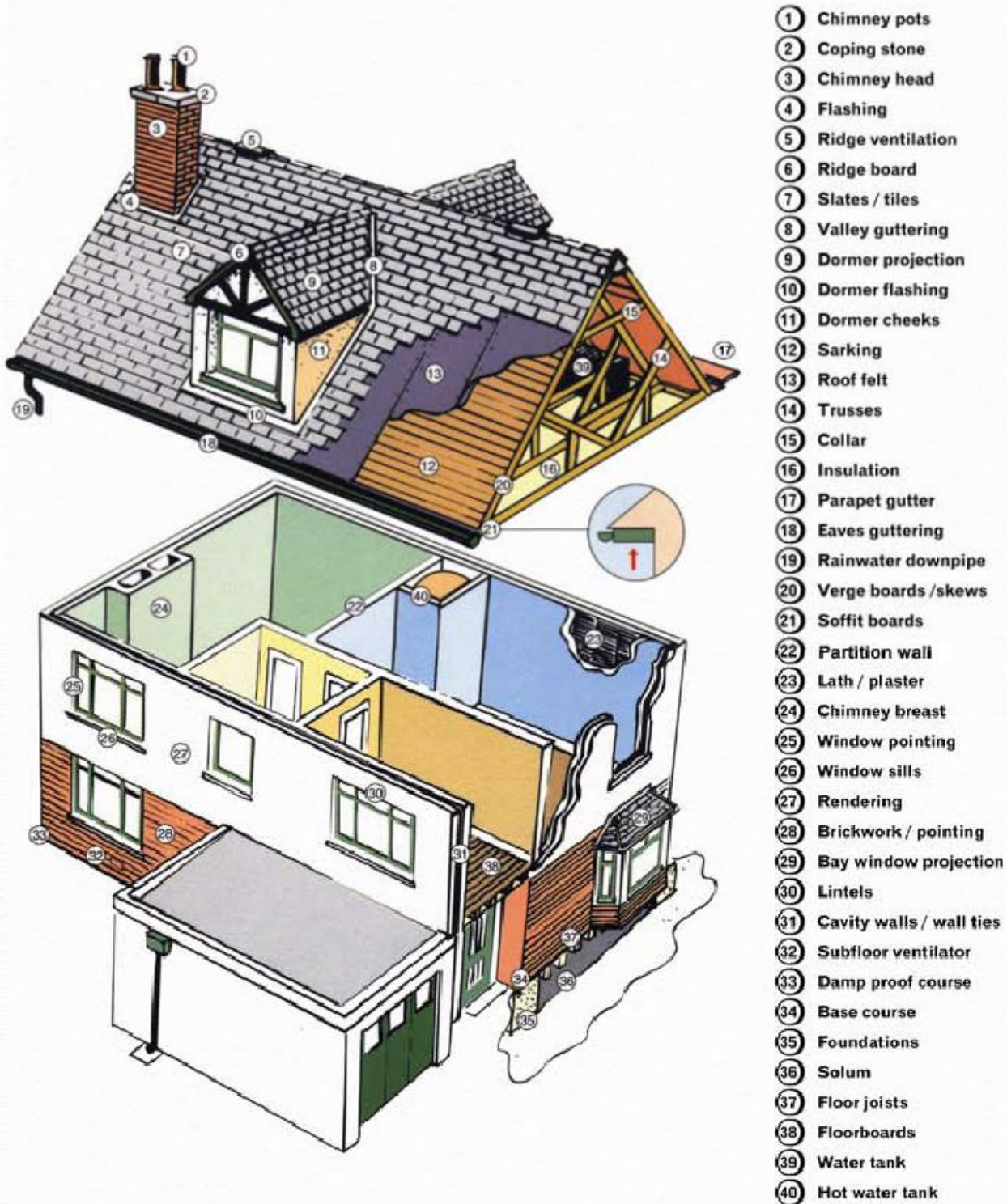
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<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a chimney breast and fireplace located within the lounge incorporating a real coal fire.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>Internal decorations comprise painted woodwork, walls and ceilings.</p>
<b>Cellars</b>	<p><b>Visually inspected where there was a safe and purpose-built access.</b></p> <p>Not applicable.</p>
<b>Electricity</b>	<p><b>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.</b></p> <p>The property is served by a mains electricity supply.</p>
<b>Gas</b>	<p><b>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.</b></p> <p>No supply.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains supply. Sanitary fittings are white with shower cubicle, bath, wash hand basin &amp; W.C.</p> <p>Modern PVC and copper plumbing.</p>

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<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Heating and hot water is provided by way of solid fuel back boiler system.</p> <p>No access to back boiler.</p>
<b>Drainage</b>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Mains drainage.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarm fitted.</p>
<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always 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.</b></p> <p>The property was occupied and access was limited by furniture and contents.</p> <p>The presence of floor coverings throughout prevented a full inspection. Floor coverings were not lifted.</p> <p>Only a limited view of upper elements was available from the ground.</p> <p>Limited access within loft area.</p>

## Sectional Diagram showing elements of a typical house



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

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



# Single Survey

Structural Movement	
Repair Category	Category 1
Notes	No evidence of significant structural movement was noted to the main building.
Dampness, rot and infestation	
Repair Category	Category 1
Notes	None noted within the limits of the inspection. No signs of significant condensation were noted at the time of inspection. No obvious sign of significant rot or wood beetle infestation was found to exposed timbers at the time of this inspection.
Chimney Stacks	
Repair Category	Category 1
Notes	Chimney stacks appear to be in a condition consistent with age and type.
Roofing including roof space	
Repair Category	Category 1
Notes	The roof covering and structure are in a condition consistent with age and type. The lifespan of a flat roof is difficult to predict. The surface may appear sound, however a minor surface defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time. Flat roof structures should be subject to careful maintenance on a regular basis.
Rainwater Fittings	
Repair Category	Category 1
Notes	Rainwater fittings are in a condition consistent with age and type.
Main Walls	
Repair Category	Category 1
Notes	Main walls appear to be in a condition consistent with the age and type of property.
Windows, external doors and joinery	
Repair Category	Category 1
Notes	Windows, external doors and joinery appear to be in serviceable condition with no visual sign of major defects.

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External decorations	
Repair Category	Category 1
Notes	External decorations are in acceptable condition.
Conservatories/porches	
Repair Category	--
Notes	Not applicable.
Communal areas	
Repair Category	--
Notes	Not applicable.
Garages and permanent outbuildings	
Repair Category	--
Notes	Not applicable.
Outside areas and boundaries	
Repair Category	Category 1
Notes	Outside areas and boundaries appear to be reasonable well maintained with no visual sign of major defects.
Ceilings	
Repair Category	Category 1
Notes	The ceilings are in adequate condition.
Internal Walls	
Repair Category	Category 1
Notes	No significant defects noted to internal walls.
Floors including sub-floors	
Repair Category	Category 1
Notes	Within the limits of inspection, no significant defects noted.

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Internal joinery and kitchen fittings	
Repair Category	Category 1
Notes	Internal joinery and kitchen fittings appear to be in serviceable condition with no visual sign of defects.
Chimney breasts and fireplaces	
Repair Category	Category 1
Notes	No major defects noted within the limits of inspection.
Internal decorations	
Repair Category	Category 1
Notes	Internal decorations are in acceptable condition. Internal decorations are a matter of personal taste and you may wish to redecorate regardless.
Cellars	
Repair Category	--
Notes	Not applicable.
Electricity	
Repair Category	Category 1
Notes	Mains electricity. <i>(Not tested)</i> <i>It is recommended that all electrical installations should be checked at least once every 5 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available you are advised to arrange for a test and report to be carried out by a qualified NICEIC registered electrician.</i>
Gas	
Repair Category	--
Notes	Not applicable.

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Water, plumbing and bathroom fittings	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Mains water. <i>(Not tested)</i> Sanitary installations are in a condition consistent with their age and type. The plumbing installation appeared generally satisfactory and commensurate with its age and type.
Heating and hot water	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	System was not tested although appears to be of a modern style and serviceable.
Drainage	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Mains drainage. <i>(Not tested.)</i> No visual evidence of leakage or blockage at the time of inspection. The above ground drainage pipes appear satisfactory.

# Single Survey

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

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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

# Single Survey

## 3. Accessibility information

### Guidance notes for 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.

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

# Single Survey

## 4. Valuation and conveyance issues

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

### Matters for a solicitor or licensed conveyancer

The tenure is understood to be Outright Ownership.

The property has been extended. The valuation is given on the strict assumption that full certification in respect of the planning permissions; building warrants and completion certificated were issues for these works.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notices and planning proposal.

Any adverse easements, servitudes or way leaves affecting the Property. There are no obvious indications but this needs to be clarified.

Your Legal Adviser should be asked to verify existing guarantees/contracts and their validity in respect of the following:

- Central Heating System Service Agreement
- Double Glazing
- Builders Warranty

### Estimated reinstatement cost for insurance purposes

The estimated rebuilding cost of the Property for insurance purposes is £ 120,000.


This figure is calculated on the basis of equivalent modern reinstatement using the BCIS House Rebuilding Cost Index.

This figure is for guidance only as it is assumed the building is insured under a single policy.

### Valuations and market comments

In accordance with prevailing market conditions, taking account of our general observations on site, we are of the opinion that the current market value of the subject property in their present condition is approximately:

£ 175,000 (One hundred and seventy five thousand pounds sterling).

<b>Signed</b>	
<b>Report author</b>	Thomas Baird MRICS & RICS Registered Valuer
<b>Address</b>	Survey Scotland Ltd, 82 Niddrie Road, Glasgow, G42 8PU
<b>Date of report</b>	31 <sup>st</sup> August 2011

# Property Questionnaire





# Property Questionnaire

<b>Property address</b>	13 West Crescent East Saltoun East Lothian EH34 5EF
<b>Seller(s)</b>	Mr R Telfer & Mrs Y H Massie
<b>Completion date of property questionnaire</b>	22/08/2011

# 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)

<b>1.</b>	<b>Length of Ownership</b>	
	How long have you owned the property? <b>26 months</b>	
<b>2.</b>	<b>Council Tax</b>	
	Which Council Tax band is your property in? <b>C</b>	
<b>3.</b>	<b>Parking</b>	
	What are the arrangements for parking at your property? (Please specify all that apply) <b>Allocated Parking Space</b>	
<b>4.</b>	<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>Yes</b>
<b>5.</b>	<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>
<b>6.</b>	<b>Alterations/additions/extensions</b>	
<b>a.</b>	(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)?  If you have answered yes, please describe below the changes which you have made:  <b>biult new extention to the rear to make a new kitchen and master bedroom</b>	<b>Yes</b>

# Property Questionnaire

	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>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>	<b>Yes</b>
<b>b.</b>	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered yes, please answer the three questions below:</p>	<b>No</b>
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
<b>7.</b>	<b>Central heating</b>	
<b>a.</b>	<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? (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>	<b>Yes</b>
	i) When was your central heating system or partial central heating system installed?	<b>dont know</b>
	<p>(ii) 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>	<b>No</b>

# Property Questionnaire

	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).																									
<b>8.</b>	<b>Energy Performance Certificate</b>																									
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<b>No</b>																								
<b>9.</b>	<b>Issues that may have affected your property</b>																									
<b>a.</b>	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?  <u>If you have answered yes</u> , is the damage the subject of any outstanding insurance claim?	<b>No</b>																								
<b>b.</b>	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u> , please give details:	<b>No</b>																								
<b>10.</b>	<b>Services</b>																									
<b>a.</b>	<b>Please tick which services are connected to your property and give details of the supplier:</b>																									
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or Liquid Petroleum Gas</td> <td><b>No</b></td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td><b>Yes</b></td> <td><b>scottish water</b></td> </tr> <tr> <td>Electricity</td> <td><b>Yes</b></td> <td><b>scottish power</b></td> </tr> <tr> <td>Mains drainage</td> <td><b>Yes</b></td> <td></td> </tr> <tr> <td>Telephone</td> <td><b>Yes</b></td> <td><b>bt</b></td> </tr> <tr> <td>Cable TV or satellite</td> <td><b>Yes</b></td> <td><b>sky</b></td> </tr> <tr> <td>Broadband</td> <td><b>Yes</b></td> <td><b>bt</b></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas or Liquid Petroleum Gas	<b>No</b>		Water mains or private water supply	<b>Yes</b>	<b>scottish water</b>	Electricity	<b>Yes</b>	<b>scottish power</b>	Mains drainage	<b>Yes</b>		Telephone	<b>Yes</b>	<b>bt</b>	Cable TV or satellite	<b>Yes</b>	<b>sky</b>	Broadband	<b>Yes</b>	<b>bt</b>
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<b>b.</b>	Is there a septic tank system at your property? <u>If you have answered yes</u> , please answer the two questions below:	<b>No</b>																								
	(i) Do you have appropriate consents for the discharge from your septic tank?																									

# Property Questionnaire

	<p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	
<b>11.</b>	<b>Responsibilities for shared or common areas</b>	
<b>a.</b>	<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>	<b>No</b>
<b>b.</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>	<b>No</b>
<b>c.</b>	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<b>No</b>
<b>d.</b>	<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>	<b>No</b>
<b>e.</b>	<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>	<b>No</b>
<b>f.</b>	<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><u>If you have answered yes</u>, please give details:</p>	<b>No</b>
<b>12.</b>	<b>Charges associated with your property</b>	
<b>a.</b>	<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>	<b>No</b>

# Property Questionnaire

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>	No
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>	
<b>13. 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?</p> <p><u>If you have answered yes</u>, 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>	No
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><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 please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	
<b>14. Guarantees</b>		
a.	<b>Are there any guarantees or warranties for any of the following:</b>	
(i)	Electrical work	Yes
(ii)	Roofing	No
(iii)	Central heating	No
(iv)	National House Building Council (NHBC)	No
(v)	Damp course	No

# Property Questionnaire

<b>(vi)</b>	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<b>No</b>
<b>b.</b>	<u>If you have answered 'yes' or 'with title deeds'</u> , please give details of the work or installations to which the guarantee(s) relate(s): <b>rewiring of house</b>	
<b>c.</b>	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	<b>No</b>
<b>15.</b>	<b>Boundaries</b>	
<b>a.</b>	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes</u> , please give details:	<b>No</b>
<b>16.</b>	<b>Notices that affect your property</b>	
<b>In the past three years have you ever received a notice:</b>		
<b>a.</b>	advising that the owner of a neighbouring property has made a planning application?	<b>No</b>
<b>b.</b>	that affects your property in some other way?	<b>No</b>
<b>c.</b>	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:** Mr R Telfer & Mrs Y H Massie (electronic signature)

**Date:** 22/08/2011



# Survey Scotland Ltd

## Survey Scotland Ltd

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Our Terms and Conditions are available on our website at <http://www.surveyscotland.com/terms.php>