

# espc:home report



2 Galachlaw Shot  
EDINBURGH  
EH10 7JF

13/07/2010

# Home Report Index

1. Single Survey
2. Energy Report
3. Property Questionnaire



# SINGLE SURVEY

survey report on:

<b>Property address</b>	2 Galachlaw Shot Edinburgh EH10 7JF
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<b>Customer</b>	Mr D Barr & Mrs S Barr
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<b>Customer address</b>	2 Galachlaw Shot Edinburgh EH10 7JF
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<b>Prepared by</b>	Alan M Woodward, BA MRICS
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## 1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

<b>Description</b>	The subjects comprise a two storey detached house which we understand was built in 1989.
<b>Accommodation</b>	Ground floor: Entrance Hall, Living room, Dining room, Study, Kitchen with dining area, Ground floor toilet, First floor: 4 Bedrooms, Bathroom, En suite shower room, Externally Double integral garage Garden to the front and rear
<b>Gross internal floor area (m<sup>2</sup>)</b>	179 M2
<b>Neighbourhood and location</b>	The neighbourhood is residential. The location is urban. It is located in a city. There are normal amenities within a reasonable distance. The site is relatively flat.
<b>Age</b>	21 years
<b>Weather</b>	It was dry at the time of the inspection. Preceding the inspection the weather was changeable.



<b>Chimney stacks</b>	<p>The chimney is brick. Flashing are formed in sheet lead.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
<b>Roofing including roof space</b>	<p>The roof is pitched and covered with concrete interlocking tiles. The roof is made up with timber roof trusses.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Where flat roofs exist they were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3 metre ladder externally.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access from a 3 metre ladder within the property.</i></p> <p><i>Fixed access hatches will not be opened.</i></p>
<b>Rainwater fittings</b>	<p>It was not raining at the time of the inspection and it is therefore not possible to confirm that all joints are completely water tight. The rainwater fittings are of upvc. plastic type.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
<b>Main walls</b>	<p>The walls are of cavity construction. Externally the walls are mostly brick. Some parts are rendered.</p> <p><i>Visually inspected with the aid of binoculars. Foundations and concealed parts were not exposed or inspected.</i></p>
<b>Windows, external doors and joinery</b>	<p>The windows are timber. The windows are double glazed. The doors are timber. The fascia boards (gutter boards) at the eaves of the roof are timber. The barge boards at the verges (sides) of the roof are timber. The soffit boards under the eaves of the roof are timber.</p> <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>
<b>External decorations</b>	<p>The external joinery has a mixture of paint and decorative stain finishes.</p> <p><i>Visually inspected.</i></p>



<b>Conservatories / porches</b>	None
<b>Communal areas</b>	None
<b>Garages and permanent outbuildings</b>	Garage The integral garage is of brick and block construction.  <i>Visually inspected where appropriate.</i>
<b>Outside areas and boundaries</b>	Fences and Hedges The fences are timber. Walls and Retaining Walls The wall is brick. Paths The paths are laid with concrete slabs Patio and Yard The patio is laid with concrete slabs. Drive The drive is surfaced with tarmacadam.  <i>Visually inspected where appropriate.</i>
<b>Ceilings</b>	The ceilings are plasterboard.  <i>Visually inspected from floor level.</i>
<b>Internal Walls</b>	The internal walls are of timber studwork framed construction. The walls are lined with plasterboard.  <i>Visually inspected from floor level.</i>  <i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i>
<b>Floors including sub floors</b>	Floors are of a suspended timber type with timber joists and covered with chipboard sheeting.  <i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i>  <i>Whenever possible, access is taken to sub-floor areas having a minimum clearance of 1 metre between underside of floor joists and solum as determined from the access hatch.</i>  <i>Otherwise, sub-floor areas were inspected only to the extent visible from a readily accessible hatch by way of an inverted head and shoulders inspection at the access point.</i>  <i>Fixed access hatches will not be opened.</i>



<b>Internal joinery and kitchen fittings</b>	<p>The internal doors are a mixture of glazed timber panelled and hollow moulded faced units. The skirting boards and door surrounds are timber. The staircase is timber. The kitchen units are chipboard with timber doors.</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>
<b>Chimney breasts and fireplaces</b>	<p>There is a coal effect gas fire.</p> <p><i>Visually inspected where appropriate. No testing of the flues or fittings was carried out.</i></p>
<b>Internal decorations</b>	<p>Some ceilings are Artexed. Walls are mainly paint. Joinery is finished with either decorative stain or paintwork.</p> <p><i>Visually inspected where appropriate.</i></p>
<b>Cellars</b>	None
<b>Electricity</b>	<p>Electricity is supplied from the mains. The meter and consumer unit are located in an external meter box. The wiring is plastic sheathed, where visible. The switch and socket outlets are plastic.</p> <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 or 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>
<b>Gas</b>	<p>Gas is supplied from the mains. The meter is located in an external meter box.</p> <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 or 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>



<b>Water, plumbing, bathroom fittings</b>	<p>Water is supplied from the mains. The external stop tap could not be located. The internal stop tap is located beneath the kitchen sink. The bathroom contains a bath, wash hand basin and w.c. The shower room contains a shower, wash hand basin and w.c. The distribution pipes are a mixture of copper and plastic. The water tanks are plastic.</p> <p><i>Visual inspection of the accessible pipe work, 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>
<b>Heating and hot water</b>	<p>The property is heated by a gas fired boiler. Heating to the rooms is provided by water filled radiators. Hot water is stored in a storage tank. An immersion heater is fitted (not tested). Local heating is provided by a gas fire.</p> <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>
<b>Drainage</b>	<p>The property is believed to be connected to mains drainage.</p> <p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p>
<b>Fire, smoke and burglar alarms</b>	<p>The property has smoke detectors. The property has a burglar alarm system.</p> <p><i>Visually inspected where appropriate.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>



**Any additional limits to inspection**

## Weather

It was dry at the time of the inspection.  
Preceding the inspection the weather was changeable.

## Occupation, Furnishings &amp; Carpets

The property was occupied.

The property was furnished.

The floors were covered with fixed coverings.

Cupboards were full of stored goods which restricted the inspection.

## Dampness, Fungal Decay &amp; Infestation

Where walls are lined internally, for example with plasterboard or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Where walls are finished with tiles the walls behind the tiling can not be tested with an electronic moisture meter.

Where there are fitted kitchen units the walls behind could not be tested with an electronic moisture meter.

## Roof Spaces-Pitched

Inspection of the roof space was restricted by stored goods and insulation.

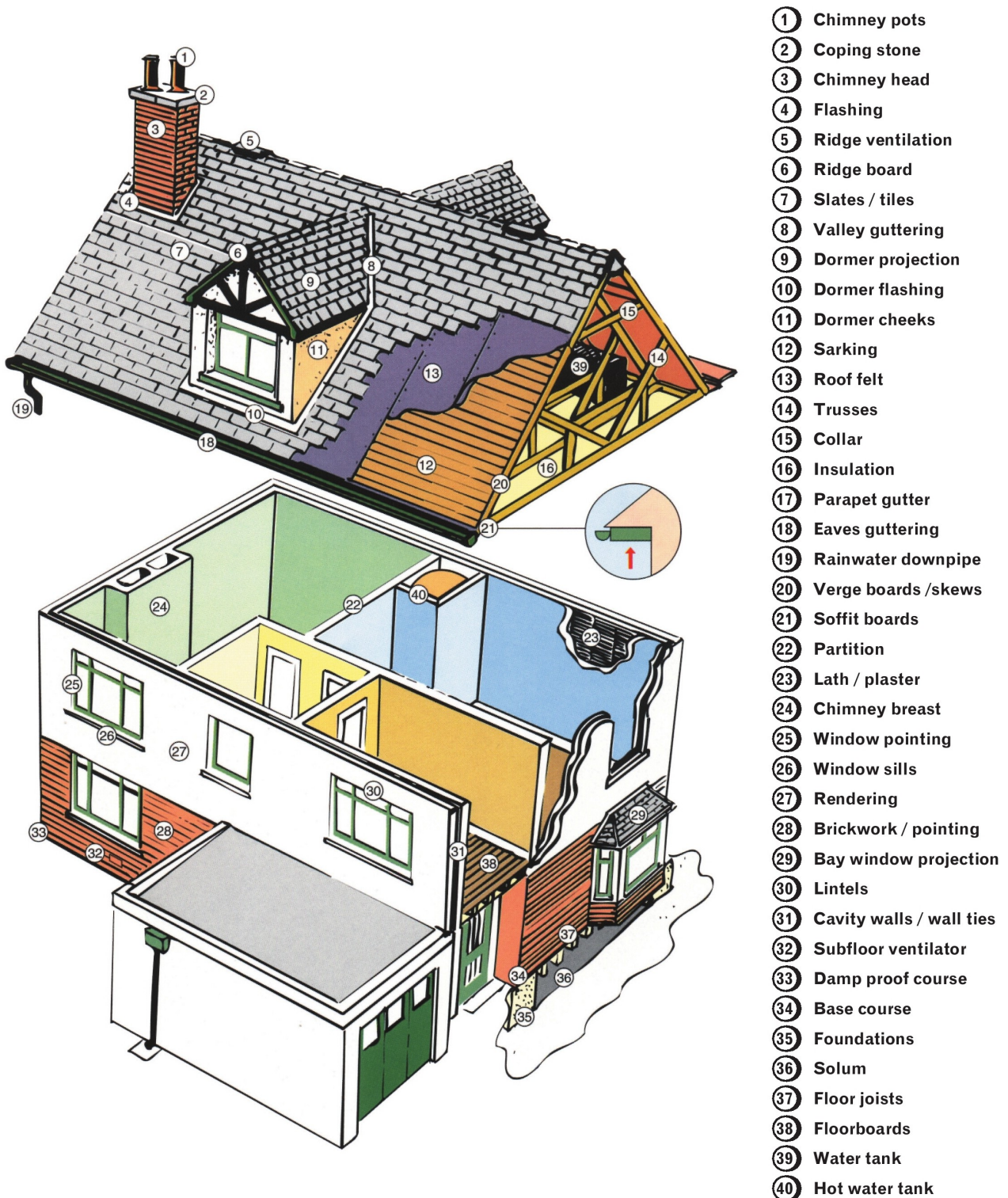
*In the case of flats, only the subject flat and internal communal areas giving access to the flat were inspected.*

*If the roof space or under-building/basement is communal, reasonable and safe access is not always possible. 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.*



## Sectional Diagram showing elements of a typical house



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



## 2. Condition

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

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

### Structural movement

<b>Repair category</b>	1
<b>Notes</b>	No visible evidence of significant structural movement was noted within the limitations of the inspection.

### Dampness, rot and infestation

<b>Repair category</b>	1
<b>Notes</b>	<p>Rising Dampness None noted within the limitations of the inspection.</p> <p>Penetrating Dampness (not leaks) No higher than normal damp meter readings were recorded within the limitations of the inspection.</p> <p>Condensation in Accommodation No evidence of significant condensation was noted.</p> <p>Condensation in Roofs No evidence of significant condensation was noted in the roof void.</p> <p>Dampness Leaks from Outside None noted within the limitations of the inspection.</p> <p>Dampness Leaks from Inside None noted within the limitations of the inspection.</p> <p>Fungal Attack (rot) None noted within the limitations of the inspection.</p> <p>Wood boring Beetles (woodworm) None noted within the limitations of the inspection.</p> <p>Sub Floor Ventilation of Timber Floors There are an adequate number of air bricks to provide sub floor ventilation.</p>

### Chimney stacks

<b>Repair category</b>	1
<b>Notes</b>	<p>Brick and Stone Chimneys No reportable defects noted.</p> <p>Metal Flashings No reportable defects noted</p>

### Roofing including roof space

<b>Repair category</b>	1
<b>Notes</b>	<p>Interlocking Concrete Tiles No reportable defects noted other than the presence of some moss growth.</p> <p>Truss Rafter Roofs No reportable defects noted.</p>

### Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>Plastic Rainwater Goods The gutters require cleaning out and there are some loose downpipe brackets.</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.

**Main walls**

<b>Repair category</b>	1
<b>Notes</b>	Brick Finishes No reportable defects noted. Rendered Finishes No reportable defects noted.

**Windows, external doors and joinery**

<b>Repair category</b>	1
<b>Notes</b>	Timber Windows The windows are dated and showing signs of wear and tear, and the mastic pointing is deteriorating. Timber Doors No reportable defects noted Fascia Boards, Bargeboards and Soffits No reportable defects noted.

**External decorations**

<b>Repair category</b>	1
<b>Notes</b>	External Decorations The external decorations are in reasonable condition but are beginning to deteriorate in places.

**Conservatories/porches**

<b>Repair category</b>	Not applicable
<b>Notes</b>	

**Communal areas**

<b>Repair category</b>	Not applicable
<b>Notes</b>	

**Garages and permanent outbuildings**

<b>Repair category</b>	1
<b>Notes</b>	Garage No reportable defects noted.

**Outside areas and boundaries**

<b>Repair category</b>	1
<b>Notes</b>	Fences No reportable defects noted. Walls No reportable defects noted. Paths and Patio No reportable defects noted other than some uneven slabs. Drives No reportable defects noted. Hedges The hedge should be managed in the future to prevent it from increasing in size.



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.

**Ceilings**

<b>Repair category</b>	1
<b>Notes</b>	Plasterboard Ceilings No reportable defects noted. Ceiling Finishes The ceiling finish may contain asbestos fibres, but this can not be determined from a visual inspection. Even if the ceiling finish does contain asbestos fibres it is not normally considered to be a health hazard provided it is not disturbed, for example it should not be rubbed down during redecoration.

**Internal walls**

<b>Repair category</b>	1
<b>Notes</b>	Internal Walls: Dry Lining No reportable defects noted.

**Floors including sub-floors**

<b>Repair category</b>	1
<b>Notes</b>	Timber Floors No reportable defects noted other than some creaky flooring.

**Internal joinery and kitchen fittings**

<b>Repair category</b>	1
<b>Notes</b>	Skirting Boards and Door Surrounds No reportable defects noted Stairs No reportable defects noted. Kitchen Units The kitchen is now dated and showing signs of wear and tear. Internal Doors No reportable defects noted other than wear and tear to ironmongery.

**Chimney breasts and fireplaces**

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects noted.

**Internal decorations**

<b>Repair category</b>	1
<b>Notes</b>	Internal Decorations The internal decorations are satisfactory but marked in places from wear and tear.

**Cellars**

<b>Repair category</b>	Not applicable
<b>Notes</b>	

**Electricity**

<b>Repair category</b>	1
<b>Notes</b>	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.



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.

**Gas**

<b>Repair category</b>	1
<b>Notes</b>	For the most part the gas installation appears to be generally commensurate with the age of the property. The gas meter and supply should be checked on an annual basis.

**Water, plumbing and bathroom fittings**

<b>Repair category</b>	1
<b>Notes</b>	Pipework No immediate action or repair is needed. Water Tanks No immediate action or repair is needed. Bathroom Fittings. No reportable defects noted. The operation of the electric showers have not been tested.

**Heating and hot water**

<b>Repair category</b>	1
<b>Notes</b>	Boilers and Back Boilers The system was switched off at the time of inspection, but no obvious defects were noted, however the boiler is now a little dated. Radiators and Pipes No reportable defects noted, other than slight seepage from a bedroom radiator valve. Hot Water Cylinder No reportable defects noted.

**Drainage**

<b>Repair category</b>	1
<b>Notes</b>	Drainage No reportable defects noted.



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

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

### Category 3

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

### Category 2

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

### Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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



### 3. Accessibility Information

#### Guidance notes on accessibility information

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

*Unrestricted parking within 25 metres:* For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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





## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

Tenure

The tenure is understood to be Outright Ownership.

### Estimated reinstatement cost for insurance purposes

£310,000 (Three Hundred and Ten Thousand Pounds)

None

### Valuation and market comments

In its present condition the opinion of valuation for the Outright Ownership interest of the property with vacant possession on 8th July 2010 is £465,000 (Four hundred and sixty five thousand pounds sterling).

### Report author

Alan M Woodward, BA MRICS

### Address

Harvey Donaldson & Gibson  
8 Manor Place  
Edinburgh  
EH3 7DD

### Signed

### Date of report

13/07/2010

# 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 will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property. <sup>1</sup>

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by checking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

### 1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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. <sup>2</sup>

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

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



# VALUATION REPORT

**Addendum to the Single Survey on**

**2 Galachlaw Shot  
Edinburgh  
EH10 7JF**

# RESIDENTIAL PROPERTY VALUATION REPORT

This document provides the information which a mortgage lender will require in considering the suitability of the property for mortgage purposes. It should be noted however that most lenders will require the report to be retyped onto their own report formats. You should contact your agent or HDG for further advice in this respect.



# VALUATION REPORT

**Property Address:** 2 Galachlaw Shot Edinburgh EH10 7JF

**Seller's Name(s)** Mr D Barr & Mrs S Barr

**Date of Inspection** 08/07/2010

## Property Details

**Property Type**  House  Bungalow  Purpose built maisonette  Converted maisonette  
 Purpose built flat  Converted flat  Tenement flat  Flat over non-residential use  Other (Specify in General Remarks)

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

**Does the surveyor believe that the property was built for the public sector, e.g. local authority, military police?**  Yes  No

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

**Approximate year of construction** 1989

**Tenure**  Absolute Ownership  Leasehold  
Ground Rent £  Unexpired Years

## Accommodation

 - (specify number of rooms)

Living Room/s  Bedroom/s  Kitchen/s  Bathroom/s  WCs  Other (Specify in General Remarks)

**Gross Floor Area** (Excluding garages & outbuildings) Internal  sq.m External  sq.m

**Residential Element** - greater than 40%  Yes  No m<sup>2</sup>

**Garage/Parking**  Single garage  Double garage  Parking space On site?  Yes  No  
 No garage / garage space / parking space

**Permanent Outbuildings** None

## Construction

**Walls**  Brick  Stone  Concrete  Timber-frame  Other (Specify in General Remarks)

**Roof**  Tile  Slate  Asphalt  Felt  Other (Specify in General Remarks)

## Special Risks

Has the property suffered structural movement?  Yes  No

If yes, is this recent or progressive?  Yes  No

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

If yes to above, provide details in General Remarks

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

**Drainage:**  Mains  Private  None **Water:**  Mains  Private  None

**Gas:**  Mains  Private  None **Electricity:**  Mains  Private  None

**Central Heating**  Yes  Partial  None Brief Description: Full Gas System

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

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

**Location**  Residential Suburb  Residential within town/city  Mixed residential/commercial  
 Mainly commercial  Commuter village  Remote village  
 Isolated rural property  Other (Specify in General Remarks)

## Planning issues

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

If yes, please comment in General Remarks

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

**General Remarks**

None

**Essential Repairs**

None

Estimated cost of essential repairs £

Retention recommended  Yes  No

Amount £

**Comment on Mortgageability**

The property affords adequate security for loan purposes based on the valuation figure.

**Valuations****Market value in present condition**

£ 465,000

**Market value on completion of essential repairs**

£

**Insurance Reinstatement Value**

£ 310,000

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

**Is a Reinspection necessary?** Yes  No**Buy to Let Cases****What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?**

£

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

Signed

*Alan M. Woodward*

Date

13/07/2010

Valuer's Name

Alan M Woodward

Company Name

Harvey Donaldson &amp; Gibson

Professional Qualifications

BA MRICS

Address

8 Manor Place  
Edinburgh  
EH3 7DD

Telephone Number

0845 5553131

Fax Number

01908 228710





# ENERGY REPORT

<b>Property address</b>	2 Galachlaw Shot Edinburgh EH10 7JF
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<b>Customer</b>	Mr D Barr & Mrs S Barr
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<b>Customer address</b>	2 Galachlaw Shot Edinburgh EH10 7JF
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<b>Prepared by</b>	Alan M Woodward, BA MRICS
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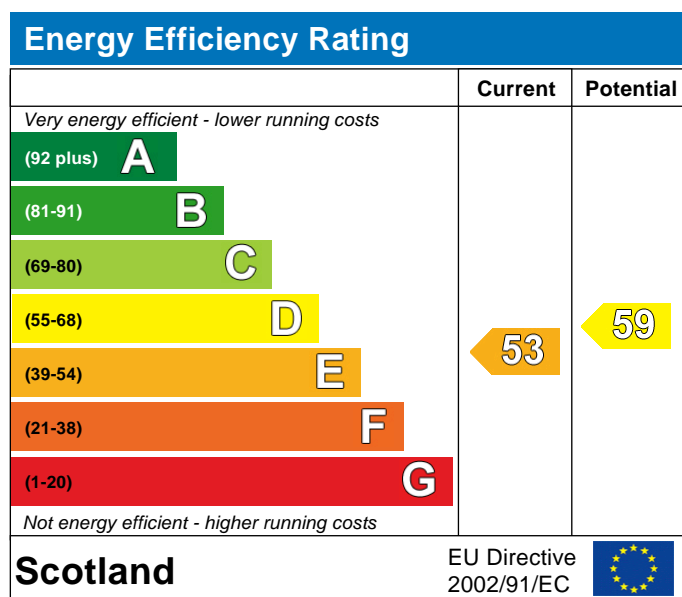
# Energy Performance Certificate

## Address of dwelling and other details

2 GALACHLAW SHOT EDINBURGH EH10 7JF	Dwelling type: Name of approved organisation: Membership number: Date of certificate: Reference number: Type of assessment: Total floor area: Main type of heating and fuel:	Detached house Northgate Information Solutions NGIS800590 12 July 2010 0881-1008-7203-2820-8904 RdSAP, existing dwelling 153 m <sup>2</sup> Boiler and radiators, mains gas
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## This dwelling's performance ratings

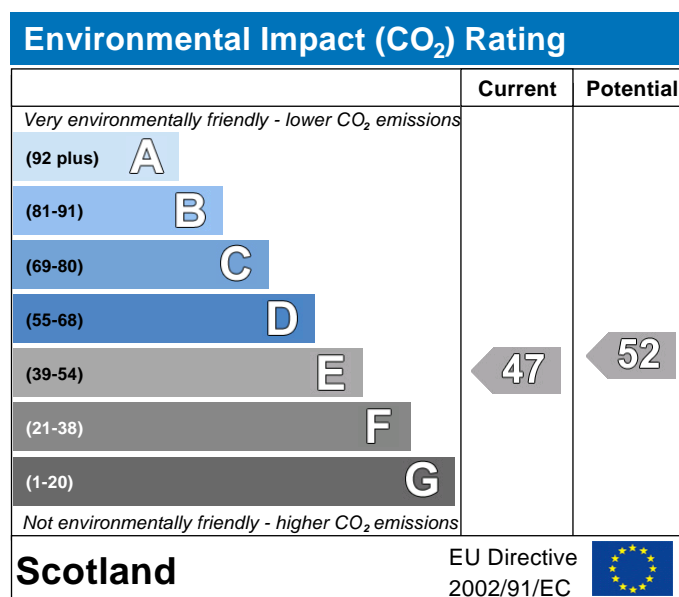
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on the carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.



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 will be.

Approximate current energy use per square metre of floor area: 315 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 53 kg/m<sup>2</sup> per year




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 be considered and these are recommended in the attached energy report.

- |   |                            |
|---|----------------------------|
| 1 Increase loft insulation to 270 mm        | 3 Upgrade heating controls |
| 2 Low energy lighting for all fixed outlets |                            |



Remember to look for the energy saving 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.

Certification mark

## Energy Report

The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of Northgate Information Solutions. 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: Alan Woodward  
Company name/trading name: Harvey Donaldson and Gibson  
Address: The Coach House, Lockington Hall, Lockington, Derby, DE74 2RH

Phone number: 0870 2244463  
Fax number: 01908 224938  
E-mail address: epcaudit@cwsurveyors.co.uk  
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	315 kWh/m <sup>2</sup> per year	280 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.1 tonnes per year	7.2 tonnes per year
Lighting	£150 per year	£81 per year
Heating	£1104 per year	£1005 per year
Hot water	£211 per year	£211 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 practice. 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 rating

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 should 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 is 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 against the following scale: Very poor / Poor / Average / Good / Very good. 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, insulated (assumed)	Good	Good
Roof	Pitched, 100 mm loft insulation	Average	Average
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer and room thermostat	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 14% of fixed outlets	Poor	Poor
<b>Current energy efficiency rating</b>		<b>E 53</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>		<b>E 47</b>	

## 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.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental Impact
1 Increase loft insulation to 270 mm	£55	D 55	E 49
2 Low energy lighting for all fixed outlets	£48	D 57	E 50
3 Upgrade heating controls	£65	D 59	E 52
Sub-total	£168		
<b>Higher cost measures (over £500)</b>			
4 Replace boiler with new condensing boiler	£146	D 64	D 57
Total	£314		
<b>Potential energy efficiency rating</b>		<b>D 64</b>	
<b>Potential environmental impact (CO<sub>2</sub>) rating</b>			<b>D 57</b>

## 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.

5 Solar water heating	£33	D 65	D 59
6 Solar photovoltaic panels, 2.5 kWp	£172	C 72	D 66
<b>Enhanced energy efficiency rating</b>		<b>C 72</b>	
<b>Enhanced environmental impact (CO<sub>2</sub>) rating</b>			<b>D 66</b>

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 reduced 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.

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

These measures are relatively inexpensive 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 from an energy advisor before carrying out DIY improvements.

#### 1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that building standards may apply to this work.

#### 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 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. 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.

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

#### 4 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.

#### 5 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. The Solar Trade Association has up-to-date information on local installers and any grant that may be available or call 0800 512 012 (Energy Saving Trust). Building regulations may apply to this work.

## 6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available, or call 0800 512 012 (Energy Saving Trust). 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.

### 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 that 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.

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).

# Property Questionnaire

<b>Property Address</b>	2 Galachlaw Shot  EDINBURGH  EH10 7JF
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<b>Seller(s)</b>	Mr David Barr  Mrs Simone Barr
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<b>Completion date of property questionnaire</b>	06/07/2010
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## 1 Length of ownership

How long have you owned the property?

6 years

## 2 Council tax

Which Council Tax band is your property in?

G

## 3 Parking

What are the arrangements for parking at your property?

(Please tick all that apply)

Garage

Allocated parking space

Driveway

Shared parking

On street

Resident permit

Metered parking

Other (please specify)

Some visitor parking bays adjacent to property

## 4 Conservation area

Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

No

## 5 Listed buildings

Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?

No

## 6 Alterations/additions/extensions

a.(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?

No

If you have answered yes, please describe below the changes which you have made:

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

No

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

- (i) Were the replacements the same shape and type as the ones you replaced?
- (ii) Did this work involve any changes to the window or door openings?
- (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.

## **7 Central heating**

- a. Is there a central heating system in your property?

(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).

Yes

If you have answered yes or partial — what kind of central heating is there?

(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).

gas fired

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

- (i) When was your central heating system or partial central heating system installed?  
1990
- (ii) Do you have a maintenance contract for the central heating system?

Yes

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

Scottish Gas annual service

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

11/2009

## **8 Energy Performance Certificate**

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

No

## **9 Issues that may have affected your property**

- a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

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

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

No

If you have answered yes, please give details:

## **10 Services**

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

<b>Services</b>	<b>Connected</b>	<b>Supplier</b>
Gas or liquid petroleum gas	<input checked="" type="checkbox"/>	EDF Energy
Water mains or private water supply	<input checked="" type="checkbox"/>	Scottish Water
Electricity	<input checked="" type="checkbox"/>	EDF Energy
Mains drainage	<input checked="" type="checkbox"/>	Scottish Water
Telephone	<input checked="" type="checkbox"/>	BT
Cable TV or satellite	<input checked="" type="checkbox"/>	Sky
Broadband	<input checked="" type="checkbox"/>	BT

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

No

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

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

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

## 11 Responsibilities for shared or common areas

a. Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?

No

If you have answered yes, please give details:

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

No

If you have answered yes, please give details:

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

No

d. Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?

No

If you have answered yes, please give details:

e. As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?

No

If you have answered yes, please give details:

f. As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)

No

If you have answered yes, please give details:

## 12 Charges associated with your property

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

No

- b. Is there a common buildings insurance policy?

No

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

- c. Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.

Buckstone Residents Association - as part of house deeds - £15 pa

## 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?

No

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.

- b. As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

If you have answered yes, please give details:

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

If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate., these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Guarantees are held by:

## 14 Guarantees

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

- (i) Electrical work

No

- (ii) Roofing

- No
- (iii) Central heating
- No
- (iv) National House Building Council (NHBC)
- No
- (v) Damp course
- No
- (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
- No
- b. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):
- (i) Electrical work
- (ii) Roofing
- (iii) Central heating
- (iv) National House Building Council (NHBC)
- (v) Damp course
- (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
- c. Are there any outstanding claims under any of the guarantees listed above?
- No
- If you have answered yes, please give details:

## 15 Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years?

No

If you have answered yes, please give details:

## 16 Notices that affect your property

In the past three years have you ever received a notice:

- a. advising that the owner of a neighbouring property has made a planning application?

Yes

- b. that affects your property in some other way?

No

- c. that requires you to do any maintenance, repairs or improvements to your property?

No

If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.