

29 PITTVILLE STREET  
PORTOBELLO EAST  
EDINBURGH  
EH15 2BY



# Home Report

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**Energy  
Performance  
Certificate**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

29 PITTVILLE STREET, PORTOBELLO EAST, EDINBURGH, EH15 2BX

**Dwelling type:** End-terrace house  
**Date of assessment:** 23 January 2025  
**Date of certificate:** 19 February 2025  
**Total floor area:** 254 m<sup>2</sup>  
**Primary Energy Indicator:** 303 kWh/m<sup>2</sup>/year

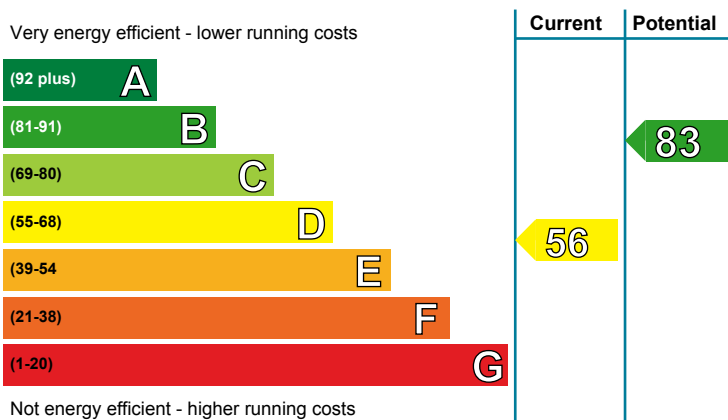
**Reference number:** 2115-8029-5000-0767-5226  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£11,667</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£5,850</b>	

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

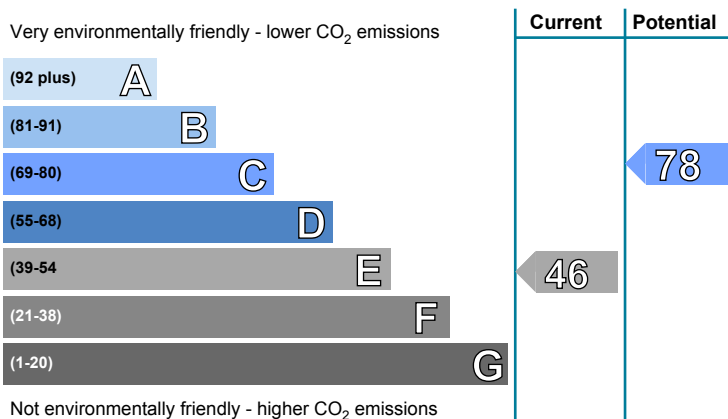


## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (56)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



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

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

Your current rating is **band E (46)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£2118.00
2 Internal or external wall insulation	£4,000 - £14,000	£1335.00
3 Floor insulation (suspended floor)	£800 - £1,200	£669.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas Boiler and radiators, mains gas	★★★★★ ★★★★★	★★★★★ ★★★★★
Main heating controls	Programmer, room thermostat and TRVs	★★★★★	★★★★★
Secondary heating	None	—	—
Hot water	From main system	★★★★★	★★★★★
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

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

The calculated emissions for your home are 54 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 14 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 8.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


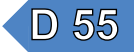



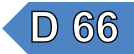








## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£10,221 over 3 years	£4,854 over 3 years	
Hot water	£456 over 3 years	£456 over 3 years	
Lighting	£990 over 3 years	£507 over 3 years	
<b>Totals</b>	<b>£11,667</b>	<b>£5,817</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

## Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Increase loft insulation to 270 mm	£100 - £350	£706		
2 Internal or external wall insulation	£4,000 - £14,000	£445		
3 Floor insulation (suspended floor)	£800 - £1,200	£223		
4 Draughtproofing	£80 - £120	£192		
5 Low energy lighting for all fixed outlets	£125	£143		
6 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£241		
7 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£410		

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](http://www.greenerscotland.org).

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

### 1 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)).

### 2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

### 3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

### 4 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 5 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### 6 Double glazed windows

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

## 7 Solar photovoltaic (PV) panels

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

## Low and zero carbon energy sources

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

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	50,671	(11,138)	N/A	(7,025)
Water heating (kWh per year)	2,372			

## Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

## About this document

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

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

Assessor's name:	Mr. Darren Lewis
Assessor membership number:	EES/016141
Company name/trading name:	J & E Shepherd
Address:	12 Atholl Crescent Edinburgh EH3 8HA
Phone number:	0131 225 1234
Email address:	<a href="mailto:edinburgh@shepherd.co.uk">edinburgh@shepherd.co.uk</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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



## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





# Scottish Single Survey



# Single Survey

survey report on:

<b>Property address</b>	29 PITTVILLE STREET PORTOBELLO EAST EDINBURGH EH15 2BX
<b>Customer</b>	Executry of Brian Laydon
<b>Customer address</b>	29 Pittville Street Portobello East Edinburgh EH15 2BX
<b>Prepared by</b>	J & E Shepherd
<b>Date of inspection</b>	23rd January 2025



## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

### 1.2 THE REPORT

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

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

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

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

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

# Terms and Conditions

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

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

## 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;

# Terms and Conditions

- 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.

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

### **WARNING:**

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

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

## 2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## 2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.



## 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

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

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

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

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

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

## 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 end terraced villa.
<b>Accommodation</b>	Ground Floor: Entrance hall, living room, two bedrooms, two box rooms, bathroom, sitting room, kitchen and storage area.  First Floor: Three bedrooms, drawing room, utility room, bathroom and wc apartment.
<b>Gross internal floor area (m<sup>2</sup>)</b>	253m <sup>2</sup> approx.
<b>Neighbourhood and location</b>	The subjects are situated within an established residential area of mixed style properties lying within the Portobello area of Edinburgh and convenient for local shopping, educational and social facilities.
<b>Age</b>	1850 approx.
<b>Weather</b>	Dry but overcast.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  Masonry type chimney stacks present.
<b>Roofing including roof space</b>	<b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b>  <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>  <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>  <b>If this is not possible, then physical access to the roof space</b>

# Single Survey

	<p><b>may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof appears to be of a double pitched type clad with slates with a central valley gutter. A glass skylight is present.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Cast iron gutters and downpipes throughout. A parapet gutter is present to the front elevation.</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 built of traditional solid stonework pointed externally with sections of render finishes noted.</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 throughout are of a timber single glazed type with a UPVC double glazed unit within the sitting room. The front and rear access doors are of a timber variety.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Painted timber and UPVC finishes.</p>
<b>Conservatories / porches</b>	<p>None.</p>
<b>Communal areas</b>	<p>None.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>The property benefits from an external store and store cupboard located to the rear elevation.</p>
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>The property benefits from garden ground to the front and rear elevations.</p>

# Single Survey

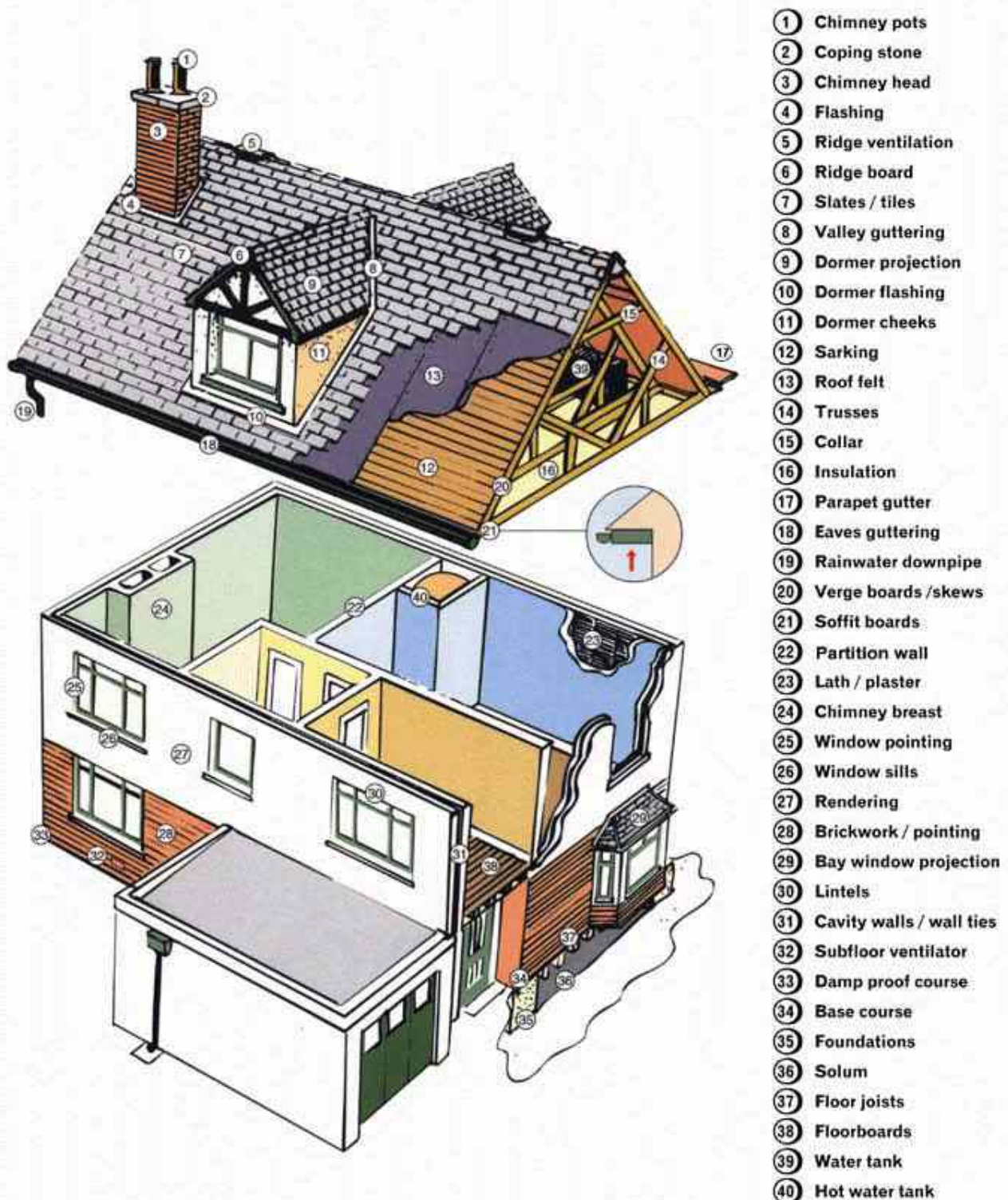
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> Plaster and polystyrene ceiling tiles noted.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> Plaster and polystyrene ceiling tiles noted together with timber panelling.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b> The floors throughout are of both solid masonry and suspended timber.
<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> The kitchen fittings are of a basic type. The utility room fittings are of a basic type. The internal doors, skirtings and facing appear to be of a timber variety. The access stair from ground to first floor level is of a solid masonry type.
<b>Chimney breasts and fireplaces</b>	<b>Visually inspected.</b> <b>No testing of the flues or fittings was carried out.</b> Fireplaces are present within the subject property.
<b>Internal decorations</b>	<b>Visually inspected.</b> Papered and painted throughout.
<b>Cellars</b>	None noted.
<b>Electricity</b>	<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> Mains supply.

# Single Survey

<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>Mains 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>Water is from the mains supply. The plumbing, where seen, is of copper and lead piping. The sanitary fittings are located within the two bathrooms and wc apartment.</p>
<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>The property benefits from a gas fired central heating system. Two gas boilers are present. The property benefits from a hot water system. A hot water cylinder is present within the cupboard within the utility room at first floor level. Gas fires are present.</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>Presumed to main public sewer.</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>The property appears to benefit from a burglar alarm.</p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>

<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>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.</b></p> <p><b>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 partially floor covered at the time of inspection. The property was partially furnished at the time of inspection. No access was gained to any sub floor areas. No access was gained to the area below the sanitary fittings. Head access only gained to the roof void accessed via the bedroom cupboard. No access was gained to the roof void accessed within the wc apartment at first floor level due to the position and size of the hatches and we have presumed these areas are free of defects. The roof decks and chimneys were seen from restricted ground floor level only. The roof and rainwater goods were not monitored under wet weather conditions. At the time of inspection conditions were dry. The services were not tested. The heating/plumbing systems were not tested. No access was gained to a number of the cupboards due to them being jammed or locked and we have presumed these areas are free of defects. No access was gained to the rear external storage cupboard/stores as the doors are jammed shut. We have presumed these areas are free of defects.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p>
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## 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.


# Single Survey


## 2. Condition


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

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

 Structural movement	
Repair category	2
Notes	Structural movement was noted to the subject property in particular in the form of cracking and distortions noted to the external and internal walls in particular the external wall below the gable chimney together with slopes to the floors and door lintels. A report McColl Associates Structural Engineer dated 5/2/25 is available in respect of this matter stating the property provides suitable security for mortgage loan purposes.

 Dampness, rot and infestation	
Repair category	3
Notes	Unacceptable levels of dampness were noted to sections of the wall linings and ceilings within the subject property together with wood boring insect infestation to sections of the flooring. We would recommend that a timber/damp specialist contractor carry out a thorough inspection of the entire property prior to purchase including the roof void and sub floor areas and the area around the parapet gutter and thereafter provide written estimates for all necessary remedial works including exposure works. A report from Messrs Valentine Property Services dated 11/2/25 is available in respect of this matter.

 Chimney stacks	
Repair category	3
Notes	Defective chimney stacks noted. Remedial works required and estimates should be obtained prior to purchase from a suitable contractor.

 Roofing including roof space	
Repair category	3
Notes	Loose and cracked slates noted. Extensive leakage noted in the roof void area. Extensive leakage noted to the walls and ceilings in the subject property. We would recommend that a suitable roofing contractor carry out a thorough



# Single Survey

	inspection of the roof decks/voids prior to purchase and provide written estimates for all necessary remedial works. We understand a report from Messrs D&G roofing is available in respect of this matter.
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## Rainwater fittings

<b>Repair category</b>	3
<b>Notes</b>	Defective rainwater goods noted. Remedial works required including repairs to adjacent areas if necessary. A parapet gutter is present. Parapet gutters can be a source of timber decay and dampness and as such we would recommend the gutter be checked and maintained by a suitable contractor and adjacent areas checked and made as necessary prior to purchase as these areas are prone to leakage. The downpipe to the rear elevation is defective and leaking into the subject property. All necessary remedial works should be carried out by a suitable contractor.



## Main walls

<b>Repair category</b>	3
<b>Notes</b>	Defective stonework and pointing noted. Defective rendering noted. Remedial works required and estimates should be obtained from a suitable contractor prior to purchase.



## Windows, external doors and joinery

<b>Repair category</b>	2
<b>Notes</b>	The windows and external doors are in poor condition and require a full upgrade. Estimates should be obtained prior to purchase.



## External decorations

<b>Repair category</b>	2
<b>Notes</b>	The external finishes require upgrading and remedial works are required and estimates should be obtained from a suitable contractor prior to purchase.



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	None.

# Single Survey



## Communal areas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Garages and permanent outbuildings

<b>Repair category</b>	3
<b>Notes</b>	The external stores are in poor condition and will require a full upgrade and estimates should be obtained by a suitable contractor prior to purchase.



## Outside areas and boundaries

<b>Repair category</b>	3
<b>Notes</b>	The boundary walls/fencing are in poor condition. Remedial works required and advice should be sought from a suitable Contractor prior to purchase. The paths and slabbing require upgraded. The trees within the garden will require to be maintained. The garden requires to be upgraded.



## Ceilings

<b>Repair category</b>	3
<b>Notes</b>	Defective plasterwork noted and the ceiling within the rear ground floor store have collapsed. Remedial works required and estimates should be obtained from a suitable contractor prior to purchase. We would recommend the polystyrene tiles be removed as they are considered a fire hazard.



## Internal walls

<b>Repair category</b>	2
<b>Notes</b>	Defective plaster work noted. Remedial works required and estimates should be obtained from a suitable contractor prior to purchase. We would recommend the polystyrene tiles be removed as they are considered a fire hazard.



## Floors including sub-floors

<b>Repair category</b>	2
<b>Notes</b>	Defective flooring noted. Remedial works required by a suitable contractor.

# Single Survey



## Internal joinery and kitchen fittings

<b>Repair category</b>	2
<b>Notes</b>	The kitchen fittings are in poor condition and require a full upgrade. The utility room fittings are in poor condition and require a full upgrade. The internal doors, skirtings and facings require a full upgrade. Cracked glazing noted. We would recommend that safety glass be installed to internal areas. Estimates should be obtained from a suitable contractor prior to purchase. We presume that no hazardous type materials are present and this should be confirmed with the vendor prior to purchase.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	Prior to use any fireplace, flue or chimney should be checked and made good by a suitable contractor. No tests were carried out by this firm.



## Internal decorations

<b>Repair category</b>	3
<b>Notes</b>	The internal decoration requires a full upgrade. Estimates should be obtained from a suitable contractor prior to purchase.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	None noted.



## Electricity

<b>Repair category</b>	3
<b>Notes</b>	The electrical wiring system is dated and now requires upgrading and estimates should be obtained from a suitable contractor prior to purchase. No tests were carried out by this firm.



## Gas

<b>Repair category</b>	1
<b>Notes</b>	We presume the gas supply is free of defects, however, the system has not been tested. A precautionary check is recommended prior to purchase.

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## Water, plumbing and bathroom fittings

<b>Repair category</b>	3
<b>Notes</b>	The sanitary fittings require a full upgrade. All sections of lead plumbing require to be replaced using conventional materials and the plumbing system checked and upgraded. The sealants around the sanitary fittings require upgrading and adjacent areas checked and made good as necessary prior to purchase as these areas are prone to leakage. We recommend a suitable wash hand basin be installed within the wc apartment.



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	The gas fired central heating system, hot water system and gas fires are dated. We would recommend a precautionary check be carried out by a suitable heating contractor prior to purchase and estimates obtained for all necessary remedial works prior to purchase. No tests were carried out by this firm.



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	A precautionary check of the drainage system is recommended prior to purchase.  No tests were carried out by this firm.

# Single Survey

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

Structural movement	2
Dampness, rot and infestation	3
Chimney stacks	3
Roofing including roof space	3
Rainwater fittings	3
Main walls	3
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	3
Outside areas and boundaries	3
Ceilings	3
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	3
Cellars	-
Electricity	3
Gas	1
Water, plumbing and bathroom fittings	3
Heating and hot water	2
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.

# Single Survey

## 3. Accessibility information

### Guidance notes on accessibility information

*Three steps or fewer to a main entrance door of the property:*

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

*Unrestricted parking within 25 metres:*

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

1. Which floor(s) is the living accommodation on?	Ground and First
2. Are there three steps or fewer to a main entrance door of the property?	Yes <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

It is presumed all documentation is available for alterations to the subject property, in particular the installation of partitions within the ground floor bedroom and bathroom to form the two box rooms and installation of the sitting room window and formation of the utility room at first floor level.

Where areas of maintenance, defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £1,200,000 (One Million Two Hundred Thousand Pounds Sterling). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £800,000 (Eight Hundred Thousand Pounds Sterling).

Market conditions are steady at the present time.

<b>Signed</b>	Security Print Code [535585 = 7911 ] Electronically signed
<b>Report author</b>	D Lewis
<b>Company name</b>	J & E Shepherd
<b>Address</b>	12 Atholl Crescent, Edinburgh, EH3 8HA
<b>Date of report</b>	19th February 2025

# Mortgage Valuation Report



## Property Address

Address 29 PITTVILLE STREET, PORTOBELLO EAST, EDINBURGH, EH15 2BX  
Seller's Name Executry of Brian Laydon  
Date of Inspection 23rd January 2025

## 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  Lift provided?  Yes  No  
No. of units in block

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space  
Available on site?  Yes  No

Permanent outbuildings:

External store cupboard



# Mortgage Valuation Report

## 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 any of the 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  
Electricity  Mains  Private  None Gas  Mains  Private  None  
Central Heating  Yes  Partial  None

Brief description of Central Heating:

Gas fired with steel radiators.

## 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 provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

At the time of inspection the property was found to be in poor condition and requires a full upgrade and the following observations were made:-

1. It is presumed all documentation is available for alterations to the subject property, in particular the installation of partitions within the ground floor bedroom and bathroom to form the two box rooms and installation of the sitting room window and formation of the utility room at first floor level. 2. Structural movement was noted to the subject property in particular in the form of cracking and distortions noted to the external and internal walls in particular the external wall below the gable chimney together with slopes to the floors and door lintels. A report McColl Associates Structural Engineer dated 5/2/25 is available in respect of this matter stating the property provides suitable security for mortgage loan purposes. 3. The windows require a full upgrade.

The property benefits from a utility room.

## Essential Repairs

1. Repairs are required to the external fabric, in particular the main walls, roof, chimneys and rainwater goods. Estimates should be obtained prior to purchase. We understand a report from Messrs D&G roofing is available in respect of this matter. 2. A full upgrade of the internal fabric is required and estimates should be obtained prior to purchase. 3. A full upgrade of the external areas, boundaries and external stores is required. 4. Unacceptable levels of dampness were noted to sections of the wall linings and ceilings within the subject property together with wood boring insect infestation. We would recommend that a timber/damp specialist contractor carry out a thorough inspection of the entire property prior to purchase including the roof void and sub floor areas and the area around the parapet gutter and thereafter provide written estimates for all necessary remedial works including exposure works. A report from Messrs Valentine Property Services dated 11/2/25 is available in respect of this matter.

Estimated cost of essential repairs £

Retention recommended?  Yes  No

Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider and based on the Structural Engineers Report from Messrs McColl Associates.

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

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

## Declaration

Signed Security Print Code [535585 = 7911 ]  
Electronically signed by:-

Surveyor's name D Lewis

Professional qualifications BSC MRICS

Company name J & E Shepherd

Address 12 Atholl Crescent, Edinburgh, EH3 8HA

Telephone 0131 225 1234

Fax 0131 220 3178

Report date 19th February 2025



# Property Questionnaire



# property questionnaire

<b>Property address</b>	29 Pittville Street Edinburgh Portobello EH15 2BX
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<b>Seller(s)</b>	Executry of Brian Laydon
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<b>Completion date of property questionnaire</b>	21.01.2025
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# 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? 50+ years
<b>2.</b>	<b>Council tax</b>
	Which Council Tax band is your property in? (Please tick one) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H
<b>3.</b>	<b>Parking</b>
	What are the arrangements for parking at your property? (Please tick all that apply) <ul style="list-style-type: none"><li>• Garage <input type="checkbox"/></li><li>• Allocated parking space <input type="checkbox"/></li><li>• Driveway <input type="checkbox"/></li><li>• Shared parking <input type="checkbox"/></li><li>• On street <input checked="" type="checkbox"/></li><li>• Resident permit <input type="checkbox"/></li><li>• Metered parking <input type="checkbox"/></li><li>• Other (please specify):</li></ul>
<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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know

# property questionnaire

<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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>6.</b>	<b>Alterations/additions/extensions</b>	
<b>a.</b>	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p> <p>2x partitions splitting bathroom and other downstairs bedroom, created separate rooms.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>b.</b>	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	(i) Were the replacements the same shape and type as the ones you replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<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>	

# property questionnaire

<b>7.</b>	<b>Central heating</b>	
<b>a.</b>	<p>Is there a central heating system in your property?            (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).  <u>If you have answered yes or partial</u> – what kind of central heating is there?            (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).   <u>If you have answered yes</u>, please answer the three questions below:</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
	(i) When was your central heating system or partial central heating system installed? new boiler couple of years ago, radiators have been long standing for many many years	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). n/a	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>9.</b>	<b>Issues that may have affected your property</b>	
<b>a.</b>	<p>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?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>b.</b>	<p>Are you aware of the existence of asbestos in your property?  <u>If you have answered yes</u>, please give details:          It's been diagnosed behind main fireplace in main livingroom area</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



# property questionnaire

<b>10. Services</b>																									
<b>a.</b> Please tick which services are connected to your property and give details of the supplier:																									
<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>Gas</b></td> <td><b>OVO &amp; Scottish Power Upstairs</b></td> </tr> <tr> <td>Water mains or private water supply</td> <td><b>Yes</b></td> <td></td> </tr> <tr> <td>Electricity</td> <td><b>Yes</b></td> <td><b>OVO &amp; Scottish Power (upstairs)</b></td> </tr> <tr> <td>Mains drainage</td> <td><b>Yes</b></td> <td></td> </tr> <tr> <td>Telephone</td> <td><b>No</b></td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td><b>Cable</b></td> <td></td> </tr> <tr> <td>Broadband</td> <td><b>Cable</b></td> <td><b>no current ISP</b></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<b>Gas</b>	<b>OVO &amp; Scottish Power Upstairs</b>	Water mains or private water supply	<b>Yes</b>		Electricity	<b>Yes</b>	<b>OVO &amp; Scottish Power (upstairs)</b>	Mains drainage	<b>Yes</b>		Telephone	<b>No</b>		Cable TV or satellite	<b>Cable</b>		Broadband	<b>Cable</b>	<b>no current ISP</b>	
Services	Connected	Supplier																							
Gas or liquid petroleum gas	<b>Gas</b>	<b>OVO &amp; Scottish Power Upstairs</b>																							
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<b>b.</b>	<p>Is there a septic tank system at your property? <input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <u>If you have answered yes</u>, please answer the two questions below:</p> <p>(iv) Do you have appropriate consents for the discharge from your septic tank? <input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't Know</p> <p>(v) Do you have a maintenance contract for your septic tank? <input type="checkbox"/> Yes  <input type="checkbox"/> No  <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>																								

# property questionnaire

<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable
<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>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

# property questionnaire

<p><b>b.</b></p>	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Don't Know</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't Know</p>
<p><b>c.</b></p>	<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> <p>n/a</p>	
<p><b>13. Specialist works</b></p>		
<p><b>a.</b></p>	<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>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p><b>b.</b></p>	<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>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p><b>c.</b></p>	<p><u>If you have answered yes</u> 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 <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No</p>

# property questionnaire

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

# property questionnaire

<b>16.</b>	<b>Notices that affect your property</b>	
In the past three years have you ever received a notice:		
<b>a.</b>	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>b.</b>	that affects your property in some other way?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>c.</b>	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>If you have answered yes to any of a-c above</u> , please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.		

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

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

**Signature(s) :** \_\_\_\_\_

\_\_\_\_\_

**Date:** \_\_\_\_\_



# Scottish Single Survey



# VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNESS CONTROL  
AND GENERAL BUILDING SERVICES



Registered Office:  
37 TOWER STREET  
EDINBURGH EH6 7BN

Telephone: 0131 - 553 7858  
Fax: 0131 - 554 4674

Our Ref : SL/SW/2/13078

11 February 2025

The Executry of Brian Laydon  
c/o Drummond Miller LLP  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR

For the attention of Mr R Cran

Dear Sir

**RE : 29 PITVILLE STREET PORTOBELLO**

Thank you for your instructions to carry out a Damp and Timber survey of the above property and following our inspection on Thursday 6 February 2025 confirmation of our findings together with recommendations are as follows.

For reference purposes the terms front, rear, left and right are used as if standing inside the property looking out

## **FIRST FLOOR WATER DAMAGE**

Evidence of considerable water damage was noted to be affecting the large front left Drawing room, front elevation where we recorded elevated moisture readings, well in excess of tolerable levels affecting the majority of the plaster linings on this front elevation. We believe that there is significant water ingress from the exterior, possibly from the rainwater goods and we would recommend a Roofing Contractor be instructed to carry out an inspection of all the roofing fabric and rainwater goods and carry out any repairs deemed necessary.

Once such repairs have been carried out, we would recommend the following remedial repairs and treatments.

### **Front Left Drawing Room, First Floor**

1. Carefully remove all architraves, breast panels, soffit panels on the front elevation and set aside for later refitting.
2. Carefully strip the damp affected wall plaster for the full width of the front elevation and full height returning 1m on the party wall and also for full height.



VALENTINE  
SERVICES LTD

Catomance

APPROVED CONTRACTORS

Registered in Scotland: Company No. SC234451  
VAT Registration No. 446 5793 12

Directors: Derek Aitken  
Stuart Laing

3. Similarly strip out the ceiling plaster and cornicing for the full width of the front elevation and for 1m back from the front elevation.
4. On completion of stripping out works, carry out a thorough inspection of the exposed timbers paying particular attention to the Timbersave lintels spanning the Bay windows and if in a sound condition and free from any decay, carry out in-situ timber treatments to all accessible timbers.
5. All exposed masonry to be thoroughly dressed using our approved masonry Biocide.
6. On completion of treatments allow for the reinstatement of ceiling and walls using pre-treated framing timbers.
7. Supply and fit in position Gyproc plasterboard and finish with a skim coat of plaster.
8. Cornice Specialist to run new section of cornice.
9. Refit previously removed panels, having been pre-treated on the un-painted surfaces.
10. Bag up all debris and remove from site for safe disposal.

### **FIRST FLOOR WATER DAMAGE**

Other than the significant water ingress affecting the large front left Drawing Room, as previously mentioned, there were other areas where water ingress was occurring at several points within the first floor particularly around the stairwell and again, similar with the previously mentioned area, a Roofing Contractor should be instructed to inspect the entire roof with a view to carrying out any repairs deemed necessary.

The remainder of the water damaged areas were considerably smaller than the large Drawing room and should dry out once external repairs to the roof have been carried out satisfactorily.

### **ROOF VOID**

Our inspection of the roof void was made possible through the first floor access hatch however access to the roof void was considerably restricted due to the low pitch on the roof and a visual inspection was only possible. The visual inspection showed no significant signs of decay although evidence of water ingress was noted and also historical Woodborer.

### **GROUND FLOOR WATER DAMAGE**

Considerable water damage was noted to be affecting the ground floor, front left Drawing room immediately below the considerable water damage previously mentioned to the first floor Drawing room and again this is being caused due to water ingress, most likely from the rainwater goods.

We would therefore recommend the following remedial repairs and treatments.

1. Carefully strip the wall plaster from the front left corner extending 1.5m along the front elevation and returning 1m on the party wall and for full height.
2. On completion of stripping out works, carry out a thorough inspection of the exposed timbers and masonry and if in a sound condition and free from any decay, carry out in-situ timber treatments to the exposed timbers and masonry Biocide to the masonry surfaces.
3. On completion of treatments allow for reinstatement of walls to a skim finish ready to receive redecoration by your own contractors, working at a direct cost to you.

### **GROUND FLOOR WATER DAMAGE – Rear Storeroom off Kitchen**



Considerable water damage was noted to be affecting the ceiling and walls within this storeroom off the kitchen and we understand from the current owner that roof repairs have recently been carried out. However, similarly with previously mentioned we would recommend a Roofing Contractor inspect the exterior with a view to carrying out any repairs deemed necessary.

The storeroom we believe requires extensive refurbishment works, as does the majority of the house, and all plaster repairs should be carried out as per any refurbishment works proposed.

### **GROUND FLOOR RISING DAMP**

Using our moisture meter we tested the lower sections of the accessible walls throughout the ground floor where we recorded elevated moisture readings, in excess of tolerable levels, affecting a large number of walls. Due to the condition of the property, we believe it would be prudent to carry out the installation of our fully guaranteed Damp Proof Course to all the solid walls within the ground floor of the property.

We believe that the high readings are being caused due to Rising Damp, salt contamination of plasterwork or a combination of both and we therefore recommend the insertion of our guaranteed pressure injection Damp Proof Course to the specified walls, and this will be carried out as detailed on the attached schedule of works headed "Damp Proofing Works".

In order to facilitate the installation of the Damp Proof Course all sanitary ware and kitchen units must be removed from wall surface and again we believe that this would be carried out as part of any future refurbishment. Our quotation will be for the installation of our Damp Proof Course only.

An integral part of the Damp Proof treatment is in the reinstatement of plaster, which must be Tilcon Limelite renovating plaster applied to the walls where plastered directly onto the hard. We have therefore allowed for this section of work in the attached quotation. Please note that should the plasterwork exceed a thickness of 20mm we may use the option of installing a membrane and finishing with a Gypsum board.

If the treatment for Rising Damp is carried out in accordance with our specification, we are prepared to issue our 30 Year Guarantee covering the treatment areas as soon as the account is settled in full.

Our quotation for carrying out the remedial repairs and treatments as recommended and detailed on the attached Schedule of Work is attached and on receipt of your acceptance arrangements will be made to commence the work as soon as possible.

### **SUB-FLOOR FLOORING TIMBERS**

Our inspection of the sub-floor flooring timbers was not possible due to the lack of access and therefore no comment can be made on the condition of the sub-floor floor joists. However, should access be made possible we would be pleased to carry out a further investigation.

The areas detailed above are the extent of the dampness at the time of our inspection. Should we find that on opening up that further works are required then an additional quotation will be sent for your approval.

A normal supply of electricity and water must be available at all times on site for Our Technician's use.

Please note that we realise that the bulk of our work is fairly disruptive, but we shall endeavour to keep the disruption and inconvenience to a minimum. However, in order to reduce any inconvenience, we would recommend the removal of all furniture, soft furnishing, carpets etc from the immediate working areas prior to the works commencing. We shall not be held responsible for any loss or damage to items of furniture or personal belongings remaining in the immediate working areas.

Please note that should these works be subject to an insurance claim, we stress that our contract is with you and not the Insurance Company. Whilst we will assist you in your claim, under no circumstances are we prepared to wait until the Insurance Company settles your claim. In all cases our account should be settled within fourteen days as stipulated in our Terms and Conditions.

We enclose our invoice in relation to this inspection.

We trust that this is satisfactory however should you have any queries then please do not hesitate to contact us.

Yours faithfully



STUART LAING  
For Valentine Property Services Limited

# VALENTINE PROPERTY SERVICES LTD.

## SCHEDULE AND SPECIFICATION OF WORKS

THIS SCHEDULE REFERS TO:- **DAMP PROOFING WORKS**

**11 FEBRUARY 2025**

DATE:

PROPERTY: **29 PITTVILLE STREET PORTOBELLO**

Location

-1-

Client's Contractor  
(under separate contract)

Our Technicians

### **SPECIFIED WALLS**

**All solid walls of the Ground Floor**

Carefully remove the timber skirting boards along the specified walls and set aside for later refitting, if in a sound condition and free from decay. Please note that should the skirtings be decayed and need to be replaced then a further quotation will be submitted to you for your approval prior to the fitting of new skirtings.  
Carefully strip the salt contaminated and damp affected wall plaster for 1m up from floor level to the specified walls.  
On completion of preparatory works carry out preparatory drilling and carry out Damp Course Injections to the specified walls to comply with our Rising Damp Specification.  
Supply and fix in position pre-treated grounds.  
Allow for re-plastering using Limelite renovating undercoat and finish with a skim coat of plaster.  
Refit previously removed skirting boards having been pre-treated on the unpainted surfaces.  
Bag up debris and remove from site for safe disposal.

# **SPECIFICATION OF TIMBER DECAY AND RISING DAMP TREATMENTS**

## **REPLACEMENT TIMBER SPECIFICATION (WET ROT/DRY ROT)**

Cut back flooring, cut out and remove affected timbers as detailed. Build in as required new treated timbers. Further protect all bearing surfaces by wrapping in damp proof course material or coating with a bituminous solution. Where felt necessary any loadbearing timbers may be re-instated using concrete or steel sections. Galvanised steel hangers can be used to support joist ends where recommended.

## **WALL IRRIGATION SPECIFICATION (DRY ROT ONLY)**

Wire brush exposed wall areas to remove surface mycelium. Drill prepared walls of 9 inch (225mm) thickness or over (on both sides of internal walls over 13½ inches (338mm) thick) at staggered intervals, the holes being inclined downwards and extended to just over half the wall thickness. Cut pockets where necessary at the specified limit of growth for inspection purposes. Irrigate prepared walls through drill holes and by surface spray with fungicidal fluid. Saturate, if specified, the exposed column area.

All sound retained timbers within 3 feet (1m) of the attack and all replacements will be treated with fungicidal fluid.

## **RISING DAMP SPECIFICATION**

The damp proof course treatment consists of drilling horizontally into the brickwork/stonework at selected centres and injecting the fluid from a pressure pump through injectors inserted into the drill holes. The pump pressure is built up to approximately 7kg/cm<sup>2</sup> (100lbs/in<sup>2</sup>) until saturation is indicated. As water has been rising in the walls for some time the plaster will contain hygroscopic salts which attract moisture from the atmosphere, and for this reason, before inserting the D.P.C. it is necessary to strip plaster to the specified height. It will also be necessary to remove skirtings, grounds, etc., from specified walls, and where decayed these will require renewal.

**Replastering.** It must be understood that after insertion of a D.P.C. the water already in the wall has to evaporate before normally dry conditions can be obtained. The length of time involved must, of course, be governed by the initial moisture content and wall thickness. It should be noted that a drying time of one month per inch thickness, is often experienced on a very damp wall and the first decoration after treatment must therefore be regarded as temporary. Only a porous paper should be hung and any paint applied to same should be water based. Replastering can commence almost immediately after insertion of a damp proof course, but to prevent residual salts in walls migrating to the surface and spoiling decoration, replastering must be carried out in accordance with our specification detailed below. Local conditions, wall materials and type of construction would determine any variations to our standard specification or remedial treatments, any such variations will be decided only by this Company.

### **INTERNAL WALL REPLASTERING SPECIFICATION**

Limelight Renovating Plaster used to manufacturer's specification or an alternative plaster rendering approved by this Company. UNDER NO CIRCUMSTANCES SHOULD ANY OTHER PRE-MIX PLASTERS BE USED.

### **EXTERNAL WALL REPLASTERING SPECIFICATION**

Supply and fit gyproc plaster plate to joiner's strappings, being finished with two coats of hardwall plaster.

Bottom edge of plaster both on hard and on gyproc must not bridge new damp proof course or come in contact with a solid floor.

### **HEALTH AND SAFETY SAFETY MEASURES**

All timber preservatives and damp proofing products employed by this Company are approved by the Health & Safety Executive and once installed should present no hazard to the environment. In confined areas, arrange good ventilation. DO NOT SMOKE. After treatment, maintain ventilation. ALL UNPROTECTED PERSONS INCLUDING CHILDREN AND PETS SHOULD BE KEPT AWAY FROM TREATED AREAS FOR 48 HOURS.

# VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNES CONTROL  
AND GENERAL BUILDING SERVICES



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EDINBURGH EH6 7BN

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Our Ref : SL/SW/2/13078

11 February 2025

The Executry of Brian Laydon  
c/o Drummond Miller LLP  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR

## QUOTATION

For the attention of Mr R Cran

**RE : 29 PITVILLE STREET PORTOBELLO**

**Item 1:** For carrying out remedial repairs and treatments to the water damaged areas in the first floor, front facing Drawing room as detailed in our report dated 11 February 2025...

£16,640 (Plus VAT at standard rate)  
Sixteen thousand, six hundred and forty pounds

**Item 2:** For carrying out remedial repairs and treatments to the water damaged areas in the ground floor, front left Drawing room ...

£2,640 (Plus VAT at standard rate)  
Two thousand, six hundred and forty pounds

**Item 3:** For carrying out guaranteed insertion of Damp Proof Course to all the solid walls of the ground floor...

£13,784 (Plus VAT at standard rate)  
Thirteen thousand, seven hundred and eighty four pounds

  
**STUART LAING**

For Valentine Property Services Limited will carry out remedial work and chemical treatment as above and as detailed in our attached Report and Schedule under the heading "Our Operatives".

To accept this Quotation please sign and return the attached Acceptance of Estimate Form.



APPROVED CONTRACTORS

Registered in Scotland: Company No. SC234451  
VAT Registration No. 446 5793 12

Directors: Derek Aitken  
Stuart Laing

## TERMS AND CONDITIONS

1. This quotation shall only be binding upon the Company if accepted in writing within a period of 28 days from the date of issue.
2. The quotation exclusive of Value Added Tax which will be charged where applicable, at the appropriate rate.
3. The quotation is based on the report number quoted and refers only to the work detailed in such area as recommended in that report.
4. The Company shall be entitled at its discretion to alter or vary the specified materials or method of carrying out the work in whole or in part without increase in price to the client in the event of any such alteration or variation resulting in a substantial reduction in the cost of the work the Company will at its discretion make such allowance, if any, to the client as the company shall consider fair and reasonable.
5. Whilst the Company shall make every endeavour to start and complete the work by the dates indicated, it shall not be held responsible for any delays.
6. Payment is due nett on completion of the work, or if the work is done in stages, payment for any stage is due on completion of that stage of the work.
7. During the course of the contract the Company reserves the right to demand interim payments for work done. Failure to pay within seven days will result in withdrawal of labour until payment is received.
8. Except where occasioned by the negligence of the Company or its servants, the Company accepts no liability for loss, damage or injury, whether arising during or as a result of the work to the premises to be treated or any adjoining premises, or to any persons, or to any animal or plant life therein, or for any nuisance caused to the Owners or Occupiers of any such premises, and the client shall release and indemnify the Company from and against all claims by any person arising from such loss, damage or injury to the client for and the client will indemnify the Company against claims by any person for:-
  - (i) Damage to interior decoration and paint. Whilst the Company shall use its best endeavours to avoid any such damage there is always the risk of discolouration of ceilings, and particularly polystyrene tiles fixed to ceilings etc., arising through the treatment of ceiling joists. Redecoration should not be attempted until the preservation has dried thoroughly.
  - (ii) Collapse of insecure brickwork, stonework, cementwork, plasterwork, woodwork, etc., during or as the result of the Company's work. If after commencement of work unforeseen difficulties arise due to the collapse of insecure work or to irregular bonding thereof or any other cause the additional unforeseen work found to be necessary will be charged extra.
  - (iii) Damage arising as a result of the client's having:
    - (a) failed to remove from the premises any liquids or foodstuffs liable to contamination during the course of treatment.
    - (b) replaced carpets or floor coverings before the solvent has evaporated.
    - (c) layed 'vinyl' floor coverings on floors that have been treated, the client is advised not to lay such coverings without first obtaining the floor covering manufacturer's recommendations.
9. When chemical treatment is being carried out in any building which involves the use of any organic solvent material the electrical supply to the area being treated shall be switched off by the client in the interest of safety during treatment and for 48 hours after the conclusion thereof. Naked flames should not be permitted for the same period. However the client is required to provide a main electricity supply, free of charge, for lighting and power purposes.
10. On completion of the work and on payment of our account the Company shall issue a guarantee against re-infestation by the insects or fungi or the recurrence of rising damp as detailed in the areas treated in the Company's usual form a copy of which will be supplied on request. This guarantee is issued subject to the property being kept in a wind and water-tight condition with all water supply and waste disposal fittings being maintained in good condition.
11. The balance of our invoice to be paid in full within 14 days from date of invoice. If payment in full is not made the outstanding balance will be charged interest at 3% above bank base rate.

# VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNESS CONTROL  
AND GENERAL BUILDING SERVICES



37 TOWER STREET  
EDINBURGH EH6 7BN

Telephone: 0131 - 553 7858  
Fax: 0131 - 554 4674

Our Ref : SL/SW/2/13078

11 February 2025

The Executry of Brian Laydon **ACCEPTANCE OF QUOTATION**  
c/o Drummond Miller LLP  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR

For the attention of Mr R Cran

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Thirteen thousand, seven hundred and eighty four pounds

Dear Sirs

I/we accept your Quotation in accordance with the terms and conditions

I/we should like the work to commence on \_\_\_\_\_

Signed \_\_\_\_\_ Dated \_\_\_\_\_



APPROVED CONTRACTORS

Registered in Scotland: Company No. SC234451  
VAT Registration No. 446 5793 12

Directors: Derek Altken  
Stuart Laing

Please Quote  
Our Reference: LTR/1250132/1/KD

07 February 2025

Executry of Brian Laydon  
c/o Drummond Miller WS  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR



## McColl Associates

Consulting Civil and  
Structural Engineers  
1 Meadowbank Place  
Edinburgh EH8 7AW  
TEL: 0131 555 0721  
email@mccollassoc.co.uk

Dear Sirs

### **Inspection at 29 Pittville Street, Portobello, Edinburgh**

In accordance with your instruction, we have carried out a structural inspection of the above property. This report is based on a walk-over survey made on 6<sup>th</sup> February 2025. No investigations were carried out as to the strength of individual structural members nor was any site investigation work or inspection of the foundations undertaken. No specific inspection was made in relation to timber decay or infestation. We have not inspected woodwork or other parts which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. The front and rear elevations were inspected from ground level.

This is a large semi-detached stone villa assumed to face east on to Pittville Street. It is of traditional Victorian construction with substantial solid stone walls and internal masonry partitions supporting suspended timber floor and roof structures. There are solid floors in the entrance vestibule and also at ground floor level within the rear outshoot. The roof is pitched and slated.

### **Internal Observations**

#### **First Floor**

##### **Bedroom (North-West Corner):**

- West facing rear window.
- Single glazed sash and case windows remain, with weathering to timbers, especially externally, and mastic surrounds; a comment also applicable elsewhere.
- Exposed floorboards running from side to side.
- Internal walls of masonry construction.
- Historic (?) damp staining in north-east corner above wall press.
- Very minor separation at junction of masonry walls with lined rear elevation.
- Floor tolerably firm.
- Fireplace removal (no ventilation left) and skirting not patched.

An Approved Body for Certification of Design (Building Structures)

McColl Associates is a trading name of McColl Associates (Consulting Engineers) Limited, registered in Scotland No. SC337976 whose registered office is 12 Hope Street, Edinburgh, EH2 4DB. All correspondence signed by a named individual is signed for on behalf of McColl Associates (Consulting Engineers) Limited.

Directors: James Dickson,  
Kenneth Donald



#### Drawing Room:

- Three windows to front.
- Ceiling replaced but cornice missing to most of rear wall.
- Minor cracking above wall recess (shelved) with signs of damp ingress (historic?) at north-east corner where cornice cracked.
- Minor separation cracking at wall to wall junction with front elevation.
- Damp staining also at north-west corner above wall press.
- Sagging lintel over central window to front wall, which appears damp.

#### Front Bedroom:

- Patching part undertaken where flanking walls abut front elevation.
- Damp staining and black mould to south-west corner, beyond which, ladder gives some (very restricted) access to small roof space.
- Lath and plaster rear wall to this store with separation crack to this rear gable wall.
- External wall thinner within this store.

#### Rear Bedroom (South-West):

- Slight gapping at wall to cornice junction and also wall to wall junctions, noting front wall appears to be of lath and plaster construction.
- View to masonry gable to rear outshoot, with stone weathering present, exacerbated through use of cement mortar.

#### Hall:

- One or two loose floorboards.
- Plaster cracking around rooflights.
- Decorations removed, reportedly around three years ago.
- Vertical crack to south wall in vicinity of stair winders.
- Black staining at high level corner above stair.

#### Mezzanine Level

##### Kitchen:

- Slight spring to floor under a sharply applied impact load, joists spanning here from side to side.
- Partially sloped ceiling at rear.
- Miscellaneous but minor plaster ceiling cracks.
- Slight separation cracks at corners.

##### Bathroom:

- Tiled finishes intact.

#### Ground Floor

##### Vestibule:

- Solid floor.
- Some ageing plasterwork.

#### Hall:

- Elderly decorative finishes detaching under stair.
- Minor elderly cornice cracks.

#### Front Bedroom (South-East):

- Partition erected to create single bedroom and boxroom behind.
- Ceiling and cornice appear intact.

#### Boxroom:

- Likely dampness and some missing masonry to gable wall.
- Elderly cornice cracking.

#### Rear Bedroom:

- Nothing of structural significance.

#### Rear Snug:

- Polystyrene type ceiling tiles.
- Glazed link (broken glass) to small rear kitchen.

#### Kitchen:

- Small area with plywood ceiling linings, solid floor and deteriorating finishes.

#### Pantry/Store:

- Collapsed ceiling (lath and plaster).
- Solid floor, as to other rearmost outshoot.

#### Bathroom:

- Partitioned off to form boxroom but glazed screen appears to be lacking in robustness.

#### Boxroom:

- Broken glass pane at higher level (bathroom beyond).
- Floor level glazing to barrier does not appear to be safety glass.

#### Lounge:

- Ornate cornice generally intact.
- Ceiling intact.

### External Observations

#### Rear:

- Replaced stone above newer leadwork flashing to monopitch roof over rearmost outshoot.
- Some open joints, stone weathering and injudicious use of cement mortar to stonework.
- Lintels replaced over mezzanine level windows.
- Weathering to stonework at high level.
- Central chimney rebuilt.
- Cement haunching to gable walls appear recent but should be checked.

#### North Elevation:

- Rooted buddleia to downpipe.
- Lowest level masonry rendered.
- Weathering, damp (green) staining to masonry and use of cement mortar.
- Stone repairs and repointing desirable.

#### South Elevation:

- More pronounced stone weathering but typically to several individual stones and not to whole area.
- Cement mortar should ideally be removed.
- Repointing, allied to some stone repairs, necessary.
- Gable chimney leans inwards.

#### Front:

- Moderate to severe moss and weed build-up in vicinity of downpipe at north end. Damp staining present.
- No structurally significant cracks, slopings or distortions.
- Stonework generally in satisfactory order, commensurate with age, whilst somewhat stained.
- Parapet above eaves (assumed gutter behind) bears more darker staining (damp?).

#### Discussion

At the time of inspection, a timber rot and rising damp specialist was also conducting a survey and a detailed roof survey was also expected, both of which we would have recommended be undertaken for a property such as this. It is a dwelling that appears to have been somewhat neglected in recent years and left to deteriorate in the absence of building fabric maintenance. Significant expenditure will also be required to modernise and upgrade the interior, but the priority must firstly be to address the external fabric.

The primary purpose of a house is to provide shelter, and there appear to be numerous examples where moisture is either attacking the structure or penetrating into the property. It is our suspicion that areas of timber rot and decay will be present once disruptive opening out is undertaken. One example of this is the deformation to the assumed timber safe lintels over the central drawing room window which is symptomatic of timber decay. Moisture levels appear high in a number of locations, including many external corners and damp stains are prevalent.

Viewed from the street there is severely damp masonry around the downpipe at the northern end, with weed blockage and growth both to the outlet, corresponding to dampness witnessed internally, but also further down the elevation. One must therefore suspect that the roof rafter ends etc may have been adversely affected but this cannot be determined without opening out.

Whilst some recent roof and leadwork appears to have been undertaken to the rear single storey outshoot, this has not prevented the collapse of a lath and plaster ceiling and also, noting some stonework repairs and replacement has been undertaken in this locality, there are numerous other examples where the external stonework is weathering.

The use of cement-based mortar is deprecated as its use traps moisture at the interface and it can actually accelerate the deterioration of the softer stone. Examples of this can be seen to the south facing walls of the rear outshoot and also elsewhere. Accordingly further investment into necessary stone repairs and isolated replacement units is necessary, although may be phased as finances permit.

Many of the timber framed sash and case windows have deteriorated beyond their useful function and replacement may well be necessary. Internally various plastered finishes require treatment or replacement prior to redecoration and also after arresting the moisture penetration induced decay.

However, from a structural engineering perspective we adjudge the fundamental structural stability to be satisfactory. There are no significant slopings or distortions with no evidence of ongoing settlement or subsidence issues. Our observations noted many cracks at the junction between walls, but these are minor in nature and typically occur where dissimilar materials abut. We often recommend ties or straps to enhance the integrity across such junctions, but the magnitude of the movement does not warrant these as being necessary.

In summary, therefore, whilst we can assure that the property is neither settling nor subsiding, significant expenditure will be required to ensure the dwelling becomes watertight and to address the damage that has occurred following prolonged water ingress. The scope of these works can only be fully defined by opening out many areas but may include replacement of structural roof timbers or lintels and addressing any timber rot or decay present prior to renewing plaster finishes. Repairs to external stonework to the rear elevations are also necessary. The external drainage goods demand overhaul and the severely damp masonry to the front elevation will demand attention.

We conclude that the property should however provide suitable security for mortgage loan purposes.

We trust this is sufficient for your present purposes but should you require any further information or clarification please do not hesitate to contact us.

We enclose our note of fee in the agreed sum and look forward to early receipt of payment.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ken Donald', written in a cursive style.

Ken Donald  
Director  
**For McColl Associates**





- Home Report
- Valuation Report
- Mortgage & Re-Mortgage Valuation
- Executory Valuation
- Inheritance Tax Valuation
- Tax Valuation
- Separation Valuation
- Private Sale Valuation
- New Build, Development & Plot Valuation
- Extension & Alteration Valuation
- Insurance Reinstatement Valuation
- Portfolio Valuation
- Rental Valuation
- Driveby Valuation
- Desktop Valuation
- Energy Performance Certificate (EPC)
- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report
- Council Tax Appeal



- Commercial Valuation
- Commercial Agency
- Acquisitions & Disposals
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Project Consultancy
- Development Appraisals Rating
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- Commercial EPC
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- Health & Safety Management
- Employer's Agent
- Energy Department
- Housing Services
- Development Monitoring
- Mediation Services

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<b>Ayr</b> △△ 01292 267987	<b>Dumfries</b> △△△ 01387 264333	<b>Falkirk</b> △△ 01324 635 999	<b>Hamilton</b> △△ 01698 897548	<b>Montrose</b> △△ 01674 676768	<b>St Andrews</b> △△ 01334 477773 △ 01334 476469
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<b>Coatbridge</b> △△ 01236 436561	<b>East Kilbride</b> △△ 01355 248535	<b>Glasgow</b> △△△ 0141 331 2807	<b>Kirkcaldy</b> △△ 01592 205442	<b>Oban</b> △△ 01631 707 800	
<b>Cumbernauld</b> △△ 01236 780000	<b>Edinburgh</b> △△ 0131 2251234 △ 0131 557 9300	<b>Glasgow South</b> △△ 0141 649 8020	<b>Leeds</b> △ 0113 322 5069	<b>Paisley</b> △△ 0141 889 8334	
<b>Dalkeith</b> △△ 0131 663 2780		<b>Glasgow West End</b> △△ 0141 353 2080	<b>Livingston</b> △△ 01506 416777	<b>Perth</b> △△ 01738 638188 △ 01738 631631	