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SHEPHERD

CHARTERED SURVEYORS

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Home Report

SHEPHERD
CHARTERED SURVEYORS

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Scottish Single Survey

Single Survey

survey report on:

Property address	30a Rosefield Avenue Edinburgh EH15 1AU

Customer	Dawson Currie

Customer address	30a Rosefield Avenue Edinburgh EH15 1AU

Prepared by	Shepherd Chartered Surveyors

Date of inspection	12/09/2025

SHEPHERD

CHARTERED SURVEYORS

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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report[2].

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*

- the "Property" is the property which forms the subject of the Report;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

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" *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.

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	The property comprises an upper villa flat within a two storey end terraced block.
Accommodation	First Floor: Entrance hallway and landing, two bedrooms, living room, kitchen and bathroom with wc.
Gross internal floor area (m²)	52m2 or thereby.
Neighbourhood and location	The subjects are situated within an established residential area where neighbouring properties are of a similar and type. Adequate amenities can be found nearby.
Age	1890 or thereby.
Weather	Dry and overcast.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** Masonry with clay pots./

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The roof is pitched and laid in slate. Access to the roof void is afforded via a hatch above the staircase, however, no access was gained at the time of inspection, as this was covered over via Perspex covered sheet.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** Cast iron gutters and downpipes.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are of stone construction pointed externally.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows throughout are of timber sash and case single glazed type. There is a front access door.

External decorations	**Visually inspected.** Painted finishes noted.

Conservatories / porches	Not applicable.

Communal areas	Not applicable.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	**Visually inspected.** There is a driveway to the side of the property. There is garden grounds to the side of the property bounded by a mixture of boundaries.
Ceilings	**Visually inspected from floor level.** Presumed plastered ceilings throughout.
Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Plaster finishing.
Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** The flooring throughout appears to be of timber construction with fitted floor coverings. No sub floor areas were inspected.
Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal Joinery - Timber. Internal Doors - Timber panel type. Kitchen storage is provided by a range of fitted units incorporating worktop surface areas.
Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There are gas fires within the property.
Internal decorations	**Visually inspected.** Painted, papered and tiled finishes were noted.

Cellars	None noted at the time of insepction.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains supply. The electrical meter is located at the front door.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains supply with the gas meter located in an external box.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains supply. There is a sink unit in the kitchen. Sanitary Arrangements:- Bathroom comprising three piece suite.

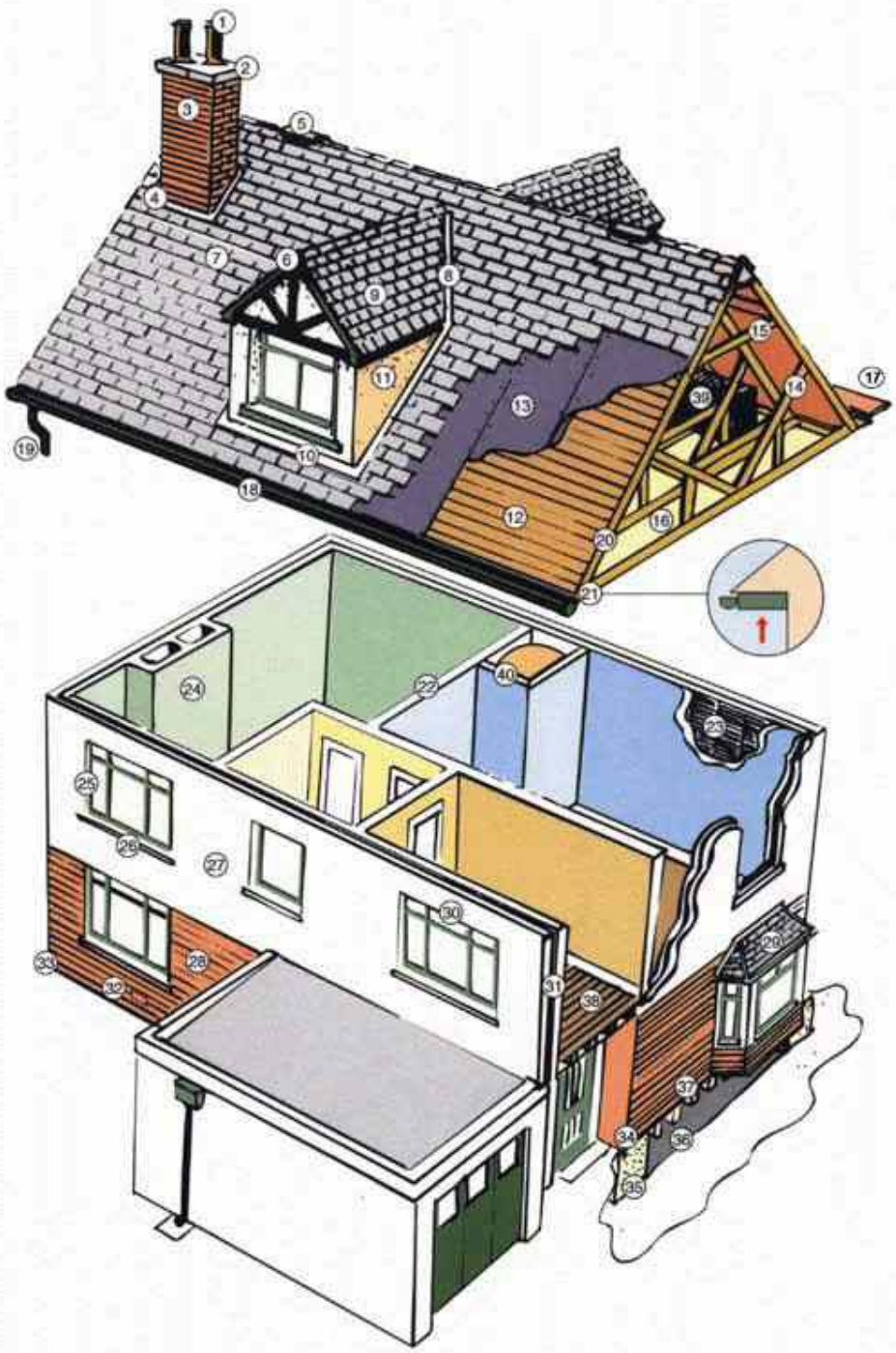
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The property does not benefit from a central heating system. There is a gas radiator within the hallway. Domestic hot water is provided via the hot water cylinder located in the landing cupboard.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Presumed to main public sewer.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** 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.

Any additional limits to inspection	**For flats / maisonettes** **Only the subject flat and internal communal areas giving access to the flat were inspected.** **If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.** **The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.** At the time of inspection floors were covered. A limited inspection was carried out to the walls due to the presence of fixtures and fittings. No sub floor areas were inspected. No access was gained below or beyond the sanitary arrangements. No access was gained into any roof void areas. Windows and doors were tested at random. Viewing of the external fabric including the chimneys, roof coverings and main walls was undertaken from street level only. This report should not be construed as a detailed and intrusive structural survey. No structural tests were undertaken as this outwith the scope of inspection. Properties built prior to 1999 may contain elements of asbestos materials however an asbestos survey has not been carried out as this is outwith the scope of inspection. The services were not tested. 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.

Sectional Diagram showing elements of a typical house



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

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

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	3
Notes	More than typical movement was noted to distortions and cracking to both the internal and external fabric. The gable wall appears to be bulging. We recommend a full check of the entire subjects is undertaken by a qualified Structural Engineer who can provide advice and recommendations on any necessary remedial works required prior to purchase. Estimates should be obtained for any necessary remedial works as per any advice via the Structural Engineer. Messrs DRM Consulting Engineers have produced a report dated 8th May 2025 and have recommended remedial works. This report should be made available for review prior to purchase.

Dampness, rot and infestation	
Repair category	3
Notes	Extensive moisture meter readings and staining was noted throughout the property. A full and intrusive timber and damp inspection should be undertaken prior to purchase with estimates being obtained for all necessary remedial works. Messrs Valentines Property Services carried out a report dated 18th April 2025. It recommended remedial works and the report should be made available for review. A restricted damp inspection was carried out due to the presence of linings and fittings. No comment can be made to the condition of the fabric below any floor coverings or behind any wall linings.

Chimney stacks	
Repair category	2
Notes	Damaged masonry was noted to sections of chimney stacks. The gable chimney appears to be leaning and off level. A precautionary check should be undertaken to the chimney stacks and surrounding flashings via a qualified contractor prior to purchase. We recommend a precautionary check of the chimneys stacks and surrounding flashings is undertaken prior to purchase, especially after adverse weather conditions, by a qualified roofing contractor who can provided further advice on a necessary remedial/maintenance works required. Our inspection of chimneys was limited but they are of an age and style where a degree of regular ongoing maintenance should be anticipated.

Roofing including roof space	
Repair category	3
Notes	Evidence of active leakage and water ingress was noted within the property. Cracked and slipped slates were noted. The roof decks are uneven and appear to dip. Some of the structural roof timbers may have failed and a full and intrusive inspection should be undertaken to the roof structure via a qualified Structural Engineer prior to purchase. Any advice and recommendations as per the Structural Engineer should be undertaken thereafter and estimates obtained for all necessary works. Messrs Apex Roofing Contractors have produced a report dated 23rd April 2025 and recommended remedial works. This report should be made available for review.

Rainwater fittings	
Repair category	2
Notes	Sections were noted to be weathered and corroded. Remedial works are required. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

Main walls	
Repair category	2
Notes	See structural movement comments. Cracked and damaged masonry was noted. Remedial works are required. It appears that previous reporting works have been undertaken. Any available documentation should be made available.

Windows, external doors and joinery	
Repair category	2
Notes	Weathered timber units were noted. A full overhaul of the window unit is recommended. A precautionary check of all windows and doors is recommended prior to purchase. Any checks should be undertaken by a qualified glazing contractor who can provide advice on any necessary remedial/maintenance works required.

External decorations	
Repair category	2
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.

Conservatories/porches	
Repair category	N/A
Notes	Not applicable.

Communal areas	
Repair category	N/A
Notes	Not applicable.

Garages and permanent outbuildings	
Repair category	N/A
Notes	Not applicable.

Outside areas and boundaries	
Repair category	2
Notes	The front access steps are damaged and will require remedial works. Boundary walls and fences should be regularly checked and maintained as necessary. Mature shrubbery and planation was noted in the garden grounds which will require regular maintenance.

Ceilings	
Repair category	3
Notes	Damaged and missing plaster work was noted within a number of rooms which will require remedial attention.

Internal walls	
Repair category	2
Notes	Cracked and damaged plaster work was noted. Remedial works are required.

Floors including sub-floors	
Repair category	2
Notes	Runs and slopes were noted to sections of the flooring. The floorboards were covered over by fitted floor coverings at the time of inspection, therefore, we cannot comment on the condition of the floorboards. The floorboards should be inspected and checked prior to purchase.

Internal joinery and kitchen fittings	
Repair category	2
Notes	The kitchen units require to be overhauled and cosmetically upgraded. Internal joinery is generally serviceable however some wear and tear items were noted and future maintenance or upgrading should be anticipated.

Chimney breasts and fireplaces	
Repair category	2
Notes	It is assumed that the gas fire has been installed in accordance with the manufacturer's recommendations for fluing and ventilation and that this has been regularly checked and tested. All test documentation should be obtained and authenticated at the point of sale. In the absence of any such documentation, the appliance should be tested by a registered engineer prior to use.

Internal decorations	
Repair category	3
Notes	The subjects require to be completely cosmetically overhauled. An asbestos survey has not been carried out to categorically confirm/deny the presence of any asbestos materials within any decorative covering or linings.

Cellars	
Repair category	N/A
Notes	Not applicable.

Electricity	
Repair category	3
Notes	The electrical system is dated in line with modern living requirements and the system should be checked fully via a qualified Electrician prior to purchase who can provide advice and recommendations on all necessary remedial works required to bring the electrical system in line with current regulations. All recommendations should be undertaken thereafter as per any advice from a qualified Electrician. Messrs Select have produced an EICR report dated 23rd April 2025 that deemed the system 'unsatisfactory' and recommended remedial works. This report should be made available for review.

Gas	
Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category	2
Notes	The bathroom fittings require to be completely overhauled. Lead plumbing was noted within the bathroom. All lead plumbing should be removed and upgraded with a modern equivalent. We presume the sealants around the sanitary fittings are functional and no defects are present to the adjacent areas. A precautionary check of the areas below and adjacent to the sanitary fittings is recommended prior to purchase as these areas are prone to leakage. We have presumed that those areas not inspected are free of defects.

Heating and hot water	
Repair category	2
Notes	The hot water cylinder is dated and requires to be upgraded with a modern equivalent. The gas radiator within the hallway is dated and would benefit from upgraded. The property would benefit from due to the age and style with the installation of a modern central heating system. A precautionary check is recommended prior to purchase. No tests were carried out by this firm.

Drainage	
Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested. 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	3
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	3
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	N/A
Outside areas and boundaries	2
Ceilings	3
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	3
Cellars	N/A
Electricity	3
Gas	1
Water, plumbing and bathroom fittings	2
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.

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer
It appears the property has been altered/converted to form its current internal layout. It is presumed all documentation and permissions have been obtained for all such works. Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed with an inspection of the Title Deeds. 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 specialist's or contractor's 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. It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property. The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority. This is a Replacement Home Report, our original inspection was carried out on 16/04/2025.

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 £350,000 (THREE HUNDRED AND FIFTY 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 £230,000 (TWO HUNDRED AND THIRTY THOUSAND POUNDS STERLING).

Signed	*Graeme Haywood* Electronically signed :- 17/09/2025 14:26

Report author	Graeme Haywood

Company name	J & E Shepherd Chartered Surveyors

Address	12 Atholl Crescent Edinburgh EH3 8HA

Date of report	12/09/2025

Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

Property Address

Address	30a Rosefield Avenue, Edinburgh, EH15 1AU
Seller's Name	Dawson Currie
Date of Inspection	12/09/2025

Property Details

Property Type
- [ ] House
- [ ] Bungalow
- [ ] Purpose built maisonette
- [ ] Converted maisonette
- [ ] Purpose built flat
- [X] 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
- [X] 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 [X] No

Flats/Maisonettes only Floor(s) on which located: 1 No. of floors in block: 2 Lift provided? [ ] Yes [X] No

No. of units in block: 2

Approximate Year of Construction: 1890

Tenure

[X] Absolute Ownership [ ] Other

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) 52 m² (Internal) m² (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

- [ ] Single garage
- [ ] Double garage
- [X] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

None.

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 locationof 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 and any non mains services:

The property does not benefit from a central heating system.

Site

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

☐ Rights of way ☐ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections

☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections

☐ 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

The property is in poor order both internally and externally and requires remedial works to both the internal and external elements of the property.

Due to the age and style of construction remedial work should be anticipated to the both the internal and external fabric.

It appears the property has been altered/converted to form its current internal layout. It is presumed all documentation and permissions have been obtained for all such works.

Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed with an inspection of the Title Deeds.

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 specialist's or contractor's 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.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

The electrical system is dated in line with modern living requirements and the system should be checked fully via a qualified Electrician prior to purchase who can provide advice and recommendations on all necessary remedial works required to bring the electrical system in line with current regulations. All recommendations should be undertaken thereafter as per any advice from a qualified Electrician.

The internal fabric requires to be completely cosmetically overhauled. The bathroom and kitchen fittings require to be upgraded with a modern equivalent.

Essential Repairs

More than typical movement was noted to distortions and cracking to both the internal and external fabric. The gable wall appears to be bulging. We recommend a full check of the entire subjects is undertaken by a qualified Structural Engineer who can provide advice and recommendations on any necessary remedial works required prior to purchase. Estimates should be obtained for any necessary remedial works as per any advice via the Structural Engineer.

Extensive moisture meter readings and staining was noted throughout the property. A full and intrusive timber and damp inspection should be undertaken prior to purchase with estimates being obtained for all necessary remedial works.

Evidence of active leakage and water ingress was noted within the property. Cracked and slipped slates were noted. The roof decks are uneven and appear to dip. Some of the structural roof timbers may have failed and a full and intrusive inspection should be undertaken to the roof structure via a qualified Structural Engineer prior to purchase. Any advice and recommendations as per the Structural Engineer should be undertaken thereafter and estimates obtained for all necessary works.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider and receipt of satisfactory reports for all essential repairs.

Mortgage Valuation Report

Valuation

Market value in present condition	£	230,000
Market value on completion of essential repairs	£	
Insurance reinstatement value	£	350,000

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

Is a reinspection necessary? ☐ Yes ☒ No

Declaration

Signed	*Graeme Haywood* Electronically signed :- 17/09/2025 14:26
Surveyor's name	Graeme Haywood
Professional qualifications	MA (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	12 Atholl Crescent, Edinburgh, EH3 8HA
Telephone	0131 225 1234
Email Address	edinburghadminresi@shepherd.co.uk
Date of Inspection	12/09/2025

Energy Performance Certificate

Energy Performance Certificate (EPC)

Dwellings

Scotland

30A ROSEFIELD AVENUE, PORTOBELLO WEST, EDINBURGH, EH15 1AU

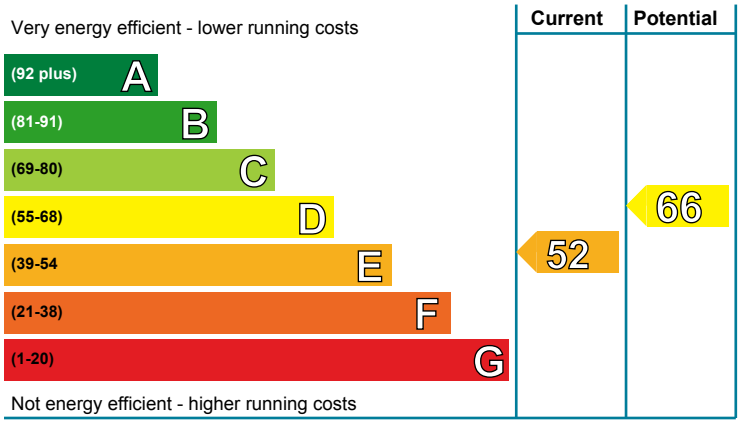
Dwelling type:	Top-floor flat	**Reference number:**	9615-9224-0430-2346-8292
Date of assessment:	16 April 2025	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	15 May 2025	**Approved Organisation:**	Elmhurst
Total floor area:	52 m²	**Main heating and fuel:**	Room heaters, mains gas
Primary Energy Indicator:	452 kWh/m²/year		

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_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£3,783**	See your recommendations report for more information
Over 3 years you could save*	**£1,182**	

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

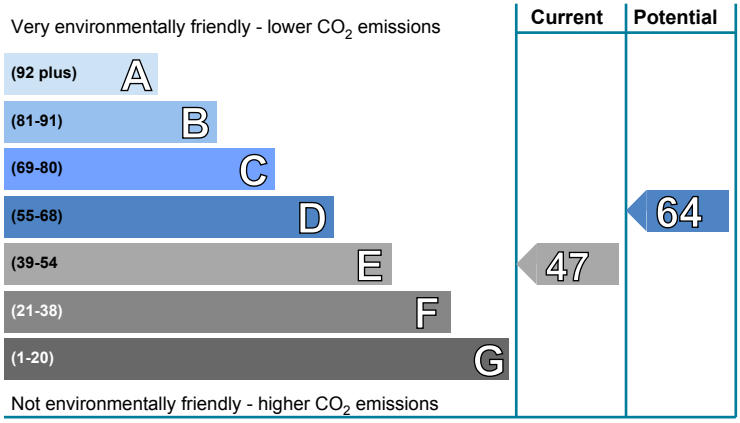


Energy Efficiency Rating

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

Your current rating is **band E (52)**. 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_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (47)**. 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 Internal or external wall insulation	£4,000 - £14,000	£441.00
2 Low energy lighting	£35	£156.00
3 Hot water cylinder thermostat	£200 - £400	£111.00

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 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 (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	(another dwelling below)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Room heaters, mains gas	★★★★☆	★★★★☆
Main heating controls	Appliance thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	Gas boiler/circulator, no cylinder thermostat	★★☆☆☆	★★☆☆☆
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_2 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 80 kg $CO_2/m^2/yr$.

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 4.1 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 1.4 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	£2,637 over 3 years	£1,998 over 3 years	You could save £1,182 over 3 years
Hot water	£798 over 3 years	£426 over 3 years	
Lighting	£348 over 3 years	£177 over 3 years	
Totals	**£3,783**	**£2,601**	

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	Internal or external wall insulation	£4,000 - £14,000	£147	D 58	E 53
2	Low energy lighting for all fixed outlets	£35	£52	D 59	E 54
3	Hot water cylinder thermostat	£200 - £400	£37	D 61	D 55
4	Change room heaters to condensing boiler	£3,000 - £7,000	£103	D 64	D 61
5	Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£56	D 66	D 64

Alternative measures

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

- Micro CHP

Choosing the right improvement package

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

energy saving trust

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 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). 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.

2 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).

3 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

4 Condensing boiler

A full central heating system using a condensing boiler will provide space and water heating at greater efficiency than gas room heaters, meaning it will burn less fuel to heat this property, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

5 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.

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)	9,608	(4,098)	N/A	(2,211)
Water heating (kWh per year)	3,012			

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), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Mr. Graeme Haywood
Assessor membership number: EES/014225
Company name/trading name: J & E Shepherd
Address: 12 Atholl Crescent
Edinburgh
EH3 8HA
Phone number: 0131 225 1234
Email address: edinburgh@shepherd.co.uk
Related party disclosure: No related party

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

Use of this energy performance information

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

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 greenerscotland.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

Greener Scotland
Scottish Government

Property Questionnaire

property questionnaire

Property address	**30a Rosefield Avenue Edinburgh EH15 1AU**

Seller(s)	**Dawson Currie**

Completion date of property questionnaire	**15/05/2025**

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property?	**29 years**
2.	**Council tax**	
	Which Council Tax band is your property in?	**C**
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** • **Garage** — **No** • **Allocated parking space** — **No** • **Driveway** — **Yes** • **Shared parking** — **No** • **On street** — **Yes** • **Resident permit** — **No** • **Metered Parking** — **No** • **Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**Don't know**

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**No**
6.	**Alterations/additions/extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:**	**No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.** **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:**	
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **<u>If you have answered yes</u>, please answer the three questions below:**	**No**
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Please give any guarantees which you received for this work to your solicitor or estate agent.**	
7.	**Central heating**	
a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).** **<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).**	**No**

	If you have answered yes, please answer the three questions below:	
	i) When was your central heating system or partial central heating system installed?	
	(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:**	
	(iii) When was your maintenance agreement last renewed? **(Please provide the month and year).**	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to the property while you have owned it?** **If you have answered yes, is the damage the subject of any outstanding insurance claim?**	**Yes** **No**
b.	**Are you aware of the existence of asbestos in your property?** **If you have answered yes, please give details:**	**No**
10.	**Services**	
a.	**Please tick which services are connected to your property and give details of the supplier:**	

Services	Connected	Supplier
Gas or liquid petroleum gas	Yes	British Gas
Water mains or private water supply	Yes	Scottish Water
Electricity	Yes	British Gas
Mains drainage	Yes	Local Authority
Telephone	No	
Cable TV or satellite	No	

	Broadband	**No**	
b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**		**No**
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank? **<u>If have answered yes</u>, details of the company with which you have a maintenance contract:**		
11.	**Responsibilities for shared or common areas**		
a.	**Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** **<u>If you have answered yes</u>, please give details:**		**No**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:** Roof split		**Yes**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**		**No**
d.	**Do you have the right to walk over any of your neighbours'property — for example to put out your rubbish bin or to maintain your boundaries?** **<u>If you have answered yes</u>, please give details:** Right of access over garden ground belonging to lower flat to carry out maintenance and/or repair		**Yes**
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:**		**No**
f.	**As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** **<u>If you have answered yes</u>, please give details:**		**No**

12.	**Charges associated with the property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address,and give details of any deposit held and approximate charges:**	**No**
b.	**Is there a common buildings insurance policy?** **<u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?**	**No**
c.	**Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.**	
13.	**Specialist work**	
a.	**As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?** **<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.**	**No**
b.	**As far as you are aware, has any preventative work for dry rot,wet rot, or damp ever been carried out to your property?** **<u>If you have answered yes</u>, please give details:**	**No**
c.	**<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?** **<u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.** **Guarantees are held by:**	
14.	**Guarantees**	
a.	**Are there any guarantees or warranties for any of the following?**	
	(i) Electrical work	**No**
	(ii) Roofing	**No**
	(iii) Central heating	**No**
	(iv) National House Building Council (NHBC)	**No**

	(v) Damp course	**No**
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	**No**
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):**	
c.	**Are there any outstanding claims under any of the guarantees listed above?<u>If you have answered yes,</u> please give details:**	**No**
15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in thelast 10 years? **<u>If you have answered yes</u>, please give details:**	**No**
16.	**Notices that affect your property**	
	In the past three years have you ever received a notice:	
a.	**advising that the owner of a neighbouring property has made a planning application?**	**No**
b.	**that affects your property in some other way?**	**No**
c.	**that requires you to do any maintenance, repairs or improvements to your property?**	**No**
	<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

Name(s): Attorneys of Dawson Currie

Date: 15/05/2025

Appendices

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/2/13209

18 April 2025

Urquharts Edinburgh
16 Heriot Row
Edinburgh
EH3 6HR

For the attention of Ms H Sheran

Dear Madam

RE: 30a ROSEFIELD AVENUE EDINBURGH

Thank you for your instructions to carry out a Damp survey of the above property and following our inspection on Thursday 17 April 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 onto Rosefield Avenue.

WATER INGRESS

Evidence of water ingress was noted to be affecting several areas within the property and there was even water dripping above the door leading to the front left room. We would therefore recommend a Roofing Contractor be instructed to inspect the entire Roofing fabric with a view to sourcing and repairing any leaks and once such repairs have been carried out satisfactorily, we would then recommend the following remedial repairs to the worst water damaged affected areas which are as follows.

Area 1 – Rear Facing Kitchen

Significant water damage was noted to be affecting the rear facing kitchen, to the coomb ceiling section to the right hand side of the window. We would therefore recommend the following remedial repairs and treatments.

1. Allow for removing the entire coomb ceiling lathe and plaster section.
2. Allow for inspecting the timbers and if in a sound condition and free from decay, carry out in-situ timber treatments using our approved timber preservative.
3. On completion of treatments allow for the reinstatement of coomb ceiling section to a skim finish ready to receive redecoration by your own Contractors, working at a direct cost to you.

4. Bag up all debris and remove from site for safe disposal.

Area 2 – Front Left Room

Significant water damage was noted to be affecting two number coomb sections on the front elevation on either side of the window and we would therefore recommend the following remedial repairs and treatments.

1. Allow for removing the coomb ceiling sections in their entirety on the front elevation, on either side of the window.
2. On completion of stripping out works carry out a thorough inspection of the exposed timbers and if in a sound and dry condition and free from decay, carry out in-situ timber treatments using our approved timber preservative.
3. On completion of treatments allow for the reinstatement of coomb ceiling sections to a skim finish ready to receive redecoration by your own Contractors, working at a direct cost to you.
4. Bag up all debris and remove from site for safe disposal.

Area 3

Evidence of water damage was noted to be affecting the section of the ceiling directly above the door leading from the hallway to the front left bedroom. We would therefore recommend the following remedial repairs and treatments.

1. Carefully remove a section of the ceiling plaster extending to approximately $2m^2$.
2. On completion of stripping out works carry out a thorough inspection of the exposed timbers and if in a sound condition and free from decay, carry out in-situ timber treatments using our approved timber preservative.
3. On completion of treatments allow for the reinstatement of ceiling to a skim finish ready to receive redecoration by your own Contractors, working at a direct cost to you.
4. Bag up all debris and remove from site for safe disposal.

GENERAL DAMAGE

In general the property will require to undergo significant refurbishment works and there are other areas of plaster damage, which should be carried out as part of the refurbishment works. The areas we have highlighted for remedial works are the worst affected areas, in our opinion, where there is a potential for decay to have occurred.

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

The areas detailed above are the extent of the damage 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 further queries then please do not hesitate to contact our Mr Laing.

Yours faithfully

STUART LAING
For Valentine Property Services Limited

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/2/13209

18 April 2025

Urquharts Edinburgh
16 Heriot Row
Edinburgh
EH3 6HR

QUOTATION

For the attention of Ms H Sheran

RE: 30a ROSEFIELD AVENUE EDINBURGH

For carrying out remedial repairs and treatments to the water damaged areas as detailed in our report dated 18 April 2025…

£2,620 (Plus VAT at standard rate)
Two thousand, six hundred and twenty pounds

STUART LAING
For Valentine Property Services Limited

Subject to the terms and conditions overleaf we 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.

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 unforseen 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.

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Telephone: 0131 - 553 7858
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Our Ref: SL/SW/2/13209

18 April 2025

Urquharts Edinburgh
16 Heriot Row
Edinburgh
EH3 6HR

ACCEPTANCE OF QUOTATION

For the attention of Ms H Sheran

RE: 30a ROSEFIELD AVENUE EDINBURGH

For carrying out remedial repairs and treatments to the water damaged areas as detailed in our report dated 18 April 2025…

£2,620 (Plus VAT at standard rate)
Two thousand, six hundred and twenty 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 _____

Electrical Installation Condition Report

Unique Certificate No. LES111-000940-EICR

To comply with:
BS 7671: 2018 (Amendment 3: 2024)
Requirements for Electrical Installations
IET Wiring Regulations Eighteenth Edition

30A Rosefield Avenue
Edinburgh
EH15 1AU
Scotland

UNSATISFACTORY

Inspection undertaken for:	Urquharts Solicitors
Date inspected:	23 April 2025
Overall assessment:	Unsatisfactory

Report presented by:
Leading Electrical Solutions Ltd
93 George Street
Edinburgh
Midlothian
EH2 3ES
☎ 0131 358 5055

Unique Certificate No. LES111-000940-EICR

ELECTRICAL INSTALLATION CONDITION REPORT

This safety certificate is an important and valuable document which should be retained for future reference

Issued in accordance with BS 7671 - Requirements for Electrical Installations

DETAILS OF THE CLIENT

Client:	Urquharts Solicitors	Contract Ref (if any):	30A Rosefield Avenue
Address:			
16 Heriot Row, Edinburgh, EH3 6HR			

REASON FOR PRODUCING THIS REPORT

Electrical inspection for house purchase	
Date(s) on which inspection and testing was carried out	23 April 2025

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:		Description of premises:	Domestic
Address:	30A Rosefield Avenue, Edinburgh, EH15 1AU, Scotland	Estimated age of wiring system:	50 years
		Evidence of additions / alterations:	Yes
		If yes, estimate age:	10 years
Date of last inspection:	Not known	Electrical Installation Certificate No or previous Electrical Installation Condition Report No:	
Installation records available:		Records held by:	

EXTENT OF THE INSTALLATION

Extent of the installation covered by this certificate:

Visual inspection and partial verification

LIMITATIONS OF THE INSPECTION AND TESTING

Agreed limitations including the reasons (See Regulation 653.2):

No removal of fixed appliances
Cables not inspected above ceilings, in walls or under floors.

Agreed with: Client

Operational limitations including the reasons

IR test carried out at 250v

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (Amendment 3: 2024).

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

General condition is not up to standard
Accessories and wiring is around 50 years old and shows signs of wear
No RCD's or SPD present
Gas or water not bonded

Ze and PFC satisfactory

Overall assessment of the installation in terms of its suitability for continued use: Unsatisfactory

An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified

RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above Is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (Code C1) or 'Potentially dangerous' (Code C2) are acted upon as a matter or urgency.

Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI).

Observations classified as 'Improvement recommended' (Code C3) should be given due consideration.

It is recommended that the installation is further inspected & tested: before 23 April 2028

For the following reason:

Standard recommended time

This form is based on the model form in Appendix 6 of BS 7671:2018 as amended © 2025 Megger Ltd

DECLARATION

I/We being the person(s) responsible for the inspection & testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection & testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the extent and limitations stated in this report.

INSPECTED AND TESTED BY

Name:	Ryan Jervis	For & on behalf of:	Leading Electrical Solutions Ltd		
Position:	Approved Electrician	Address:	93 George Street Edinburgh Midlothian EH2 3ES 0131 358 5055 info@leadinges.co.uk		
Date:	23 April 2025				
Signature:					
Accredited Body:	Select	Enrolment No.:	42699	Branch No.:	N/A

REPORT AUTHORISED FOR ISSUE BY

Name:	Johnny Cavanagh	For & on behalf of:	Leading Electrical Solutions Ltd		
Position:	Managing Director	Address:	93 George Street Edinburgh EH2 3ES 0131 358 5055 info@leadinges.co.uk		
Date:	23 April 2025				
Signature:					
Accredited Body:	Select	Enrolment No.:	42699	Branch No.:	N/A

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements	TN-S	✓	TN-C-S		TT		TN-C		IT
Number and Type of Live Conductors	A.C./D.C.	A.C.			No. of phases	1-Phase (2-wire)			

Nature of Supply Parameters

Nominal voltage(s), U_0	230V	Nominal frequency, f	50Hz	Number of supplies	n/a	Phase sequence confirmed:	N/A
U		External earth fault loop impedance, Z_e	0.15Ω	Prospective fault current, I_{pf}	1.3kA	Supply polarity confirmed:	✓
Primary Supply Overcurrent Protective Device(s)	BS 1361 Fuse N/A			Rated current	LIMA	Short-circuit capacity	LIMkA

Other sources of supply:

N/A

PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing:	Supplier's facility	Maximum Demand (Load):	30
Method of Fault Protection:	ADS		

Main Protective Conductors

Earthing Conductor	Conductor material	Copper	Conductor csa	10mm²	Continuity check	✓
Main protective bonding conductors	Conductor material	Copper	Conductor csa	10mm²	Continuity check	✓
Bonding of extraneous-conductive parts	Water installation pipes:	✘	Gas installation pipes:	✘	Oil service:	N/A
	Structural steel:	N/A	Lightning protection:	N/A	Other incoming services	N/A

Main Switch / Switch-Fuse / Circuit-breaker / RCD

Location	n/a	BS(EN)	N/A		
	No. of poles		Rated voltage		Rated current	N/A
	Fuse rating or setting		Conductors material	Copper	Conductors csa	16mm²

Front End Residual Current Device details (if applicable)

RCD type	N/A	Operating current $I_{\Delta n}$	N/A	Operating time @ $I_{\Delta n}$		Type 'S' RCD (time delayed)	

INSPECTION SCHEDULE SUMMARY

Item No.	Description	Outcome	Item No.	Description	Outcome
1.0	Section 1 - Intake equipment (visual inspection only)	Pass	6.0	Section 6 - Location(s) containing a bath or shower	Fail
2.0	Section 2 - Presence of adequate arrangements for other sources such as microgenerators	N/A	7.0	Section 7 - Other part 7 special installations or locations	Pass
3.0	Section 3 - Earthing / Bonding arrangements	Fail	8.0	Section 8 - Prosumer's low voltage electrical installation(s)	Pass
4.0	Section 4 - Consumer unit(s) / Distribution board(s)	Fail	10.0	Section 10 - Not covered by any BS7671 Inspection Schedule section	Pass
5.0	Section 5 - Final circuits	Fail			

EICR Inspection Schedule

If the schedule item applies to a particular board or circuit, this is shown in the 'Location' column. Further detail can be found in the 'Observations' section.

Item No	Description	Outcome	Location
1	Section 1 - Intake equipment (visual inspection only)		
1.1.1	Distributor/supplier's service cable	✓	
1.1.2	Distributor/supplier's service head	✓	
1.1.3	Distributor/supplier's earthing arrangement	✓	
1.1.4	Distributor/supplier's meter tails	✓	
1.1.5	Distributor/supplier's metering equipment	✓	
1.1.6	Distributor/supplier's isolator (where present)	✓	
1.1.7	For all of 1.1, the person ordering work/dutyholder has been notified of any issues	✓	
1.2	Consumer's isolator (where present)	✓	
1.3	Consumer's meter tails	✓	
2	Section 2 - Presence of adequate arrangements for other sources such as microgenerators		
2	Presence of adequate arrangements for other sources such as micro-generators (551.6; 551.7)	N/A	
3	Section 3 - Earthing / Bonding arrangements		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	✓	
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓	
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓	
3.6	Confirmation of main protective bonding conductor sizes (544.1)	C2 - Potentially Dangerous	Installation
		C2 - Potentially Dangerous	Installation
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓	
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓	
3	Earthing & bonding arrangements - not covered by any BS7671 item in Section 3	✓	
4	Section 4 - Consumer unit(s) / Distribution board(s)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	✓	
4.2	Security of fixing (134.1.1)	C2 - Potentially Dangerous	Installation
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	C2 - Potentially Dangerous	Installation
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	C2 - Potentially Dangerous	Installation
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓	
4.6	Presence of main linked switch (as required by 462.1.201)	✓	
4.7	Operation of main switch (functional check) (643.10)	✓	
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	N/A	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	C3 - Improvement recommended	Installation
4.1	Presence of RCD six-monthly test notice, where required (514.12.2)	N/A	
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	
4.12	Presence of other required labelling (please specify) (Section 514)	N/A	
4.13	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	C2 - Potentially Dangerous	Installation
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	N/A	
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	N/A	

This form is based on the model form in Appendix 6 of BS 7671:2018 as amended © 2025 Megger Ltd

EICR Inspection Schedule

Item No	Description	Outcome	Location
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	C2 - Potentially Dangerous	Installation
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	C2 - Potentially Dangerous	Installation
4.19	Confirmation of indication that SPD is functional (651.4)	C3 - Improvement recommended	Installation
4.2	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓	
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	
4	Consumer unit(s) / Distribution board(s) - not covered by any BS7671 item in Section 4	✓	
5	Section 5 - Final circuits		
5.1	Identification of conductors (514.3.1)	C3 - Improvement recommended	Installation
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	C2 - Potentially Dangerous	Installation
5.3	Condition of insulation of live parts (416.1)	✓	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (to include the integrity of conduits and trunking systems, both metal and plastic) (521.10.1)	C2 - Potentially Dangerous	Installation
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓	
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓	
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓	
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	C2 - Potentially Dangerous	Installation
5.1	Concealed cables installed in prescribed zones (refer to: Extent and Limitations) (522.6.202)	Limitation	Installation
5.11	Cables concealed under floor, above ceilings, or in walls/partitions, adequately protected against mechanical damage (refer to: Extent and Limitations) (522.6.204)	Limitation	Installation
5.12.1	Provision of additional requirements for protection by RCD not exceeding 30 mA for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	C2 - Potentially Dangerous	Installation
5.12.2	Provision of additional requirements for protection by RCD not exceeding 30 mA for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	C2 - Potentially Dangerous	Installation
5.12.3	Provision of additional requirements for protection by RCD not exceeding 30 mA for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C2 - Potentially Dangerous	Installation
5.12.4	Provision of additional requirements for protection by RCD not exceeding 30 mA for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C2 - Potentially Dangerous	Installation
5.12.5	Provision of additional requirements for protection by RCD not exceeding 30 mA for final circuits supplying luminaires within domestic (household) premises (411.3.4)	C2 - Potentially Dangerous	Installation
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	C3 - Improvement recommended	Installation
5.14	Band II cables segregated/separated from Band I cables (528.1)	Limitation	Installation
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	
5.17.1	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); Connections soundly made and under no undue strain (526.6)	✓	
5.17.2	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); No basic insulation of a conductor visible outside enclosure (526.8)	✓	
5.17.3	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); Connection of live conductors adequately enclosed (526.5)	✓	
5.17.4	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓	
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	C2 - Potentially Dangerous	Installation
5.19	Suitability of accessories for external influences (512.2)	C2 - Potentially Dangerous	Installation
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓	

This form is based on the model form in Appendix 6 of BS 7671:2018 as amended © 2025 Megger Ltd

EICR Inspection Schedule

Item No	Description	Outcome	Location
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	✓	
5.22	Provision of relevant certification confirming that the electrical installation, or alteration, has been inspected and verified in accordance with Chapter 64	N/A	
5	Final circuits - not covered by any BS7671 item in Section 5	✓	
6	Section 6 - Location(s) containing a bath or shower		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	C2 - Potentially Dangerous	Installation
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓	
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓	
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	C2 - Potentially Dangerous	Installation
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓	
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	✓	
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓	
6	Location(s) containing a bath or shower - not covered by any BS7671 item in Section 6	✓	
7	Section 7 - Other part 7 special installations or locations		
7	Add any inspection tests made for any special installations or locations present, and mark outcome as appropriate	✓	
8	Section 8 - Prosumer's low voltage electrical installation(s)		
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, mark the outcome as appropriate and add a note in Observations	✓	
10	Section 10 - Not covered by any BS7671 Inspection Schedule section		
10	Section 10 - Not covered by any BS7671 Inspection Schedule section	✓	

Observations

C2 - Potentially Dangerous

Schedule Item contravened:
6.1 - Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)

C2 - Potentially Dangerous

Schedule Item contravened:
5.2 - Cables correctly supported throughout their run (521.10.202; 522.8.5)

C2 - Potentially Dangerous

Schedule Item contravened:
4.13 - Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)

C2 - Potentially Dangerous

Schedule Item contravened:
5.18 - Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))

C2 - Potentially Dangerous

Schedule Item contravened:
4.4 - Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)

C2 - Potentially Dangerous

Schedule Item contravened:
4.3 - Condition of enclosure(s) in terms of IP rating etc (416.2)

C2 - Potentially Dangerous

Schedule Item contravened:
6.5 - Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)

C2 - Potentially Dangerous

Schedule Item contravened:
5.4 - Non-sheathed cables protected by enclosure in conduit, ducting or trunking (to include the integrity of conduits and trunking systems, both metal and plastic) (521.10.1)

C2 - Potentially Dangerous

Schedule Item contravened:
5.12.1 - Provision of additional requirements for protection by RCD not exceeding 30 mA for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)

Observations

C2 - Potentially Dangerous

Schedule Item contravened:
5.12.3 - Provision of additional requirements for protection by RCD not exceeding 30 mA for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)

C2 - Potentially Dangerous

Schedule Item contravened:
5.12.4 - Provision of additional requirements for protection by RCD not exceeding 30 mA for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)

C2 - Potentially Dangerous

Schedule Item contravened:
5.12.5 - Provision of additional requirements for protection by RCD not exceeding 30 mA for final circuits supplying luminaires within domestic (household) premises (411.3.4)

C2 - Potentially Dangerous

Schedule Item contravened:
5.12.2 - Provision of additional requirements for protection by RCD not exceeding 30 mA for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)

C2 - Potentially Dangerous

Schedule Item contravened:
4.18 - RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)

C2 - Potentially Dangerous

Schedule Item contravened:
4.17 - RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)

C2 - Potentially Dangerous

Schedule Item contravened:
4.2 - Security of fixing (134.1.1)

C2 - Potentially Dangerous

Schedule Item contravened:
5.19 - Suitability of accessories for external influences (512.2)

C2 - Potentially Dangerous

Schedule Item contravened:
5.9 - Wiring system(s) appropriate for the type and nature of the installation and extemal influences (Section 522)

Observations

C2 - Potentially Dangerous

Gas service bonding conductor continuity check fault
Schedule Item contravened:
3.6 - Confirmation of main protective bonding conductor sizes (544.1)

C2 - Potentially Dangerous

Water service bonding conductor continuity check fault
Schedule Item contravened:
3.6 - Confirmation of main protective bonding conductor sizes (544.1)

C3 - Improvement recommended

Schedule Item contravened:
4.19 - Confirmation of indication that SPD is functional (651.4)

C3 - Improvement recommended

Schedule Item contravened:
4.9 - Correct identification of circuit details and protective devices (514.8.1; 514.9.1)

C3 - Improvement recommended

Schedule Item contravened:
5.1 - Identification of conductors (514.3.1)

C3 - Improvement recommended

Schedule Item contravened:
5.13 - Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)

Distribution Schedule: DB 001

DB Location:	stairwell	Supply Derived From:	Main supply	Distribution circuit OCPD BS (EN):	BS 1361 Fuse N/A
DB Type/No:	LIM 1Ø Distribution Board [SinglePole & Neutral]	Voltage:	230V	OCPD Rating / SCC:	LIMA / LIMkA
Designation:	Lighting & Power	No. of phases:	N/A	SPD BS (EN) / Type:	n/a / N/A
Tested by:	Ryan Jervis	Signed:		Date:	23 April 2025

Circuit		Conductor Details					Protective device						RCD				
No.	Description	Type of wiring	Reference Method	No. of points	Number & Size		Max Disc. Time (s)	BS (EN)	Type	Rating (A)	Breaking Cap. (kA)	Maximum Permitted Z (Ω)	BS (EN)	Type	$I_{\Delta n}$ (mA)	Rating (A)	No. of poles
					Live (mm²)	CPC (mm²)											
1	Lights	PVC T&E	C	3	1.5	1.0	0.4	60898	B	6	6	7.28	--	--	--	--	--
2	Ring circuit - kitchen	PVC T&E	C	6	2.5	1.5	0.4	60898	B	32	6	1.37	--	--	--	--	--
3	Lights	PVC T&E	C	3	1.5	1.0	0.4	60898	B	6	6	7.28	--	--	--	--	--
4	Lights	PVC T&E	C	3	1.5	1.0	0.4	60898	B	6	6	7.28	--	--	--	--	--

This form is based on the model form in Appendix 6 of BS 7671:2018 as amended © 2025 Megger Ltd

Test Results: DB 001

Phase sequence confirmed:	N/A	Z_S at DB:	0.15Ω	SPD Functionality Confirmed:	N/A
Supply polarity confirmed:	✓	I_{pf} at DB:	1.3kA	Vulnerable circuits and/or installed equipment:	N/A
Details of Test Instruments Used					
Continuity:	Fluke 1662 5088245	Insulation resistance:	Fluke 1662 5088245	Earth fault loop impedance:	Fluke 1662 5088245
RCD:	Fluke 1662 5088245	Earth electrode resistance:	Fluke 1662 5088245	Other:	

Circuit		Ring Final Circuit Continuity (Ω)			Continuity (Ω)		Insulation Resistance				Polarity	Zs	RCD Test Results		Manual AFDD Test Button
No.	Description	r_1 (phase)	r_n (neutral)	r_2 (cpc)	R1 + R2 (Ω)	R2 (Ω)	Test Voltage	L-L (MΩ)	L-N (MΩ)	L-E (MΩ)		Max Measured Z (Ω)	Op. time at $I_{\Delta n}$ (ms)	Test Button	
1	Lights	N/A	N/A	N/A	0.64	N/A	250V	N/A	156	>200	✓	0.79	--	--	N/A
2	Ring circuit - kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--	--	N/A
3	Lights	N/A	N/A	N/A	0.93	N/A	250V	N/A	>200	>200	✓	1.08	--	--	N/A
4	Lights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--	--	N/A

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Condition Report

Guidance for Recipient

This Report is an important and valuable document which should be retained for future reference.

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see 'Summary of the Condition of the Installation'). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see 'Observations').

2. This Report is only valid if accompanied by the Inspection Schedule and the Distribution Schedule(s) of circuit details including Test Results.

3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.

4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

5. The sections 'Extent of the Installation' and 'Limitations of the Inspection and Testing' should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section on Limitations.

7. For items classified in the Observations section as C1 ('Danger present'), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8. For items classified in the Observations section as C2 ('Potentially dangerous'), **the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in the Observations section that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Recommendations).

10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in the 'Recommendations' section of the Report.

11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be

switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

13. Where the installation includes a surge protection device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.

14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

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/2/13209

18 April 2025

Urquharts Edinburgh
16 Heriot Row
Edinburgh
EH3 6HR

For the attention of Ms H Sheran

Dear Madam

RE: 30a ROSEFIELD AVENUE EDINBURGH

Thank you for your instructions to carry out a Damp survey of the above property and following our inspection on Thursday 17 April 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 onto Rosefield Avenue.

WATER INGRESS

Evidence of water ingress was noted to be affecting several areas within the property and there was even water dripping above the door leading to the front left room. We would therefore recommend a Roofing Contractor be instructed to inspect the entire Roofing fabric with a view to sourcing and repairing any leaks and once such repairs have been carried out satisfactorily, we would then recommend the following remedial repairs to the worst water damaged affected areas which are as follows.

Area 1 – Rear Facing Kitchen

Significant water damage was noted to be affecting the rear facing kitchen, to the coomb ceiling section to the right hand side of the window. We would therefore recommend the following remedial repairs and treatments.

1. Allow for removing the entire coomb ceiling lathe and plaster section.
2. Allow for inspecting the timbers and if in a sound condition and free from decay, carry out in-situ timber treatments using our approved timber preservative.
3. On completion of treatments allow for the reinstatement of coomb ceiling section to a skim finish ready to receive redecoration by your own Contractors, working at a direct cost to you.

4. Bag up all debris and remove from site for safe disposal.

Area 2 – Front Left Room

Significant water damage was noted to be affecting two number coomb sections on the front elevation on either side of the window and we would therefore recommend the following remedial repairs and treatments.

1. Allow for removing the coomb ceiling sections in their entirety on the front elevation, on either side of the window.
2. On completion of stripping out works carry out a thorough inspection of the exposed timbers and if in a sound and dry condition and free from decay, carry out in-situ timber treatments using our approved timber preservative.
3. On completion of treatments allow for the reinstatement of coomb ceiling sections to a skim finish ready to receive redecoration by your own Contractors, working at a direct cost to you.
4. Bag up all debris and remove from site for safe disposal.

Area 3

Evidence of water damage was noted to be affecting the section of the ceiling directly above the door leading from the hallway to the front left bedroom. We would therefore recommend the following remedial repairs and treatments.

1. Carefully remove a section of the ceiling plaster extending to approximately $2m^2$.
2. On completion of stripping out works carry out a thorough inspection of the exposed timbers and if in a sound condition and free from decay, carry out in-situ timber treatments using our approved timber preservative.
3. On completion of treatments allow for the reinstatement of ceiling to a skim finish ready to receive redecoration by your own Contractors, working at a direct cost to you.
4. Bag up all debris and remove from site for safe disposal.

GENERAL DAMAGE

In general the property will require to undergo significant refurbishment works and there are other areas of plaster damage, which should be carried out as part of the refurbishment works. The areas we have highlighted for remedial works are the worst affected areas, in our opinion, where there is a potential for decay to have occurred.

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

The areas detailed above are the extent of the damage 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 further queries then please do not hesitate to contact our Mr Laing.

Yours faithfully

STUART LAING
For Valentine Property Services Limited

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Our Ref: SL/SW/2/13209

18 April 2025

Urquharts Edinburgh
16 Heriot Row
Edinburgh
EH3 6HR

QUOTATION

For the attention of Ms H Sheran

RE: 30a ROSEFIELD AVENUE EDINBURGH

For carrying out remedial repairs and treatments to the water damaged areas as detailed in our report dated 18 April 2025…

£2,620 (Plus VAT at standard rate)
Two thousand, six hundred and twenty pounds

STUART LAING
For Valentine Property Services Limited

Subject to the terms and conditions overleaf we 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.

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 unforseen 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.

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Our Ref: SL/SW/2/13209

18 April 2025

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EH3 6HR

ACCEPTANCE OF QUOTATION

For the attention of Ms H Sheran

RE: 30a ROSEFIELD AVENUE EDINBURGH

For carrying out remedial repairs and treatments to the water damaged areas as detailed in our report dated 18 April 2025…

£2,620 (Plus VAT at standard rate)
Two thousand, six hundred and twenty 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 _____

THE GUILD OF MASTER CRAFTSMEN

APEX ROOFING CONTRACTS

Edinburgh Trusted Trader

Quote Ref: 13615

Date: 23/04/2025

www.apexroofingcontracts.co.uk
info@apexroofingcontracts.co.uk

Hana Sherman
Property Manager
Urquharts Solicitors
16 Heriot Row
Edinburgh
EH3 6HR

Quotation - 13615

Dear Hana,

Thanks for your enquiry, after our recent site inspection we have much pleasure in submitting the following report and quotation for your perusal.

Site Address: 30A Rosefield Avenue, Portobello, Edinburgh, EH15 1AU

Report:

The roof was viewed visually from the ground, the pitched roofs over the property are of timber truss design and clad in slate, two dormers protrude the front pitched roof and two dormers serve the rear along with a glazed lay light, the abutments are finished with cement skews, two stone built chimneys serve the property, one of which is mutual, flashings are finished in zinc, all rainwater goods are cast iron which is commensurate with a property of this type and age, we noted several areas of ingress into the property, mostly relating to the dormer watergates.
We did note there appears to be a deflection on the front elevation pitched roof and would suggest that this is further inspected by a structural engineer, we have provided a budget cost for a full strip and re-slate of the front elevation pitched roof in the event the structural works are required.

Quotation:

1. To supply and erect 3No scaffold towers, to ensure safe access to carry out the works fully complying with current Health and Safety regulations. £3,000.00.

2. To carefully strip the slates of 6No dormer haffits and lay the best slates aside for reuse. £900.00.

3. To supply and fit 6No zinc watergates with all necessary fixings. £960.00.

4. To re-slate the 6No dormer haffits with the slates previously laid aside making up any up any deficiencies using Welsh slates to match existing. £2,100.00.

5. To generally overhaul the glazed lay light to the rear elevation to include fitting new astragal flashings using code 5 lead. £400.00.

6. To re-form 2No cement skews using sand and cement mortar, finally polish off trowel on completion. £725.00.

Quote Ref: 13615

Date: 23/04/2025

www.apexroofingcontracts.co.uk
info@apexroofingcontracts.co.uk

7. To clean out the front and rear elevation cast iron gutters and paint same internally using Aquatex gutter sealant to maximise lifespan. £340.00.

8. To carefully dismantle the scaffolding and remove from site. Included.

9. To carefully clear site on completion of the works and leave the gardens clean and tidy as before. Included.

All for the sum of £8,425.00 plus VAT @ 20%.

NOTE:* Front elevation strip and re-slate cost; £19,750.00 plus VAT @ 20%.

Assuring you of our prompt attention at all times.

Kind Regards,

James Baillie
Commercial Director
APEX Group

Check out our new company video, demonstrating our range of services, by clicking on the following link: *https://player.vimeo.com/video/240141034*

Quote Ref: 13615

Date: 23/04/2025

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info@apexroofingcontracts.co.uk

Appendix_01: Photographs

Photograph_01: Main Elevation.	Photograph_02: Rear Elevation.	Photograph_03: Internal water ingress from watergate.

Who We Are

Originally established in 1989, Apex Roofing Contracts is a privately owned family business now in its third generation of family ownership and management. We have grown steadily and productively over the years owing to our original endeavours of excellence in our industry, from our customer care to on-site craftsmanship, which are still maintained to this day. We are now considered to be one of Edinburgh's leading roofing companies. A member of the Edinburgh Trusted Trader scheme - which was established to rigorously vet, monitor and ultimately assist Edinburgh's bonafide contractors, and to protect their clients - we are proud of our unrivalled reputation and performance within the industry, supported by our countless online reviews, direct testimonials and strong word of mouth referrals which we frequently receive. We are a proud Edinburgh contractor, with a dedicated focus on our local client base, where it started and where it will remain as a true indigenous homegrown business.

We currently employ over 30 staff, from qualified roofing surveyors and office staff through to our own trades teams, from small maintenance pairs to full, diverse, multi-trade squads, all dedicated to looking after our on-site affairs.

What To Expect

You have taken the first step in your journey in appointing a contractor to undertake work on your behalf; we have been delighted to have provided a quotation for this work. You will see from the quote that there is a fully itemised, separately costed, schedule of works, which should help you to understand how the cost is spread. Furthermore, you will have received *photographs of the areas of concern, highlighting the issues raised in our report, along with a description of what we propose to do in order to remedy the aforementioned issues. If you decide to appoint us as your preferred contractor, we would be delighted to undertake this work for you; all you need to do next is get in touch via email or telephone, quoting your quote reference number which is at the top of your quote in the centre of the page. We will acknowledge receipt of your provisional acceptance and provide you with availability, and some proposed start dates for the work. Once agreed, we will send you a copy of our Terms & Conditions for **signing, which should be returned to us at your earliest convenience, in order for us to secure the dates originally offered.

During the contract, depending on the duration of the works, we will keep you abreast of our progress with a summary of how things have been going and with any revisions in regards to the original programme of works. In the unlikely event that any unforeseen issues emerge once underway, we will report back to you with a description of what has been discovered together with photographs and any associated costs. If we feel it is likely that unforeseen issues could emerge during the course of the work, we will highlight this potential *before* we embark. We do *not* carry out any additional chargeable works without your prior agreement and we do allow you the opportunity to consider your options and next steps before proceeding. On completion of the contract, you will be invoiced for the agreed quoted amounts, where you will have 14 days to settle the invoice. Any relevant guarantee certificates or defects liability warranties will be dispatched in printable pdf format via email for your records.

*Photographs are usually provided as part of most quotations, however, smaller scale works or maintenance-type works may not merit the necessity for photographs due to the minor nature of the repairs, or limited access during the quoting stage.

**Acceptances should be signed by the owner(s) and/or the person(s) organising or paying for the works. Where works are being carried out on a communal basis i.e. works within a tenement or properties within a shared building, we would ask that funds are collected prior to the commencement of the work, within a single account, and are transferred to our account in one single transaction on or before the due date, as set out in our invoice terms. Some exceptions may be permitted, however, these must be agreed, in writing, prior to commencement. We do *not* ask for deposits towards contracts before work starts, you wouldn't be expected to pay any monies until completion of the contract (within our 14 day invoicing terms), however, on large scale works, we may ask that an interim payment is credited to our account at approximately the half way point of the contract, to the value of the works undertaken to that point. Any valuation submitted in accordance with an interim payment request would be supported by photographs and a progress report.

Below is a selection of just some of our past & present clients who have engaged our services to work on their, and their own clients' behalves. Please contact us if you require any of our testimonials, examples of specific works, or any other query regarding the services we offer.

EDINBVRGH
THE CITY OF EDINBURGH COUNCIL

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CBS

Austen&Blake

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ARCHITECTS // DESIGN & BUILD

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LAW • PROPERTY • FINANCE

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espc

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The GUILD of MASTER CRAFTSMEN

Certificate of Quality and Service

Through their commitment to maintaining high standards of customer care, product quality and presentation, the management and staff of this establishment demonstrate their dedication to quality and service.

This is to Certify That

Apex Contracts Ltd t/a Apex Roofing Contracts

has satisfactorily fulfilled the requirements for recognition by the The Guild of Master Craftsmen. This establishment has agreed to uphold at all times the aims and objectives of The Guild of Master Craftsmen, to abide by the terms and conditions of membership and to continue to serve the public and fellow members with skill, integrity and excellence.

Membership Number X119150 *Accepted 3 November 2010*

Jonathan Phillips
Guild Secretary

THE GUILD OF MASTER CRAFTSMEN

APEX ROOFING CONTRACTS

CITB constructionskills

Edinburgh **Trusted Trader Member**

Expires: 31/08/2025

This certifies that

Apex Contracts Limited

Member Number
0000032

is a member of Edinburgh **Trusted Trader**

Signed: ..... Date: 24/09/2024

Christopher Bell
Trading Standards Team Leader
City of Edinburgh Council

Edinburgh Trusted Trader

IN ASSOCIATION WITH EDINBVRGH THE CITY OF EDINBURGH COUNCIL

38 Dundas Street, Edinburgh, EH3 6NJ,
Telephone: 0131 316 4747 Mobile: 0 7 8 5 4 8 9 0 5 3 8
Email: info@apexroofingcontracts.co.uk Web:
www.apexroofingcontracts.co.uk

Apex Roofing is a Division of Apex Contracts Limited Company Registration Number: SC585880

Constructionline
A UK GOVERNMENT CERTIFICATION SERVICE

IN ASSOCIATION WITH EDINBVRGH THE CITY OF EDINBURGH COUNCIL
Edinburgh Trusted Trader

RoofMaster Contractor

Apex Contracts Ltd

8C Northumberland Street

South East Lane

Edinburgh

EH3 6PL

Is Registered by IKO for the installation of the following IKO Waterproofing systems
(IKO Registered status allows the contractor to provide an IKO guarantee whereby IKO guarantee the IKO waterproofing materials and the IKO Registered contractor guarantees their workmanship)

IKO Protorch

IKO Britorch

IKO Easyseal

and is hereby committed to working with IKO to achieve the highest standards of waterproofing application in accordance with good practice and IKOs recommendations.

For and on behalf of IKO

Martin Fisher BSc Hons FIoR
IKO Technical Manager

Date: 03-09-2021

This is to certify that

Apex Contracts Ltd

has been approved as a

Team Icopal Contractor (provisional)

Certificate No

1133

Date of Appointment (valid for 5 years)

31.10.2023

Signed

Paul Campbell, Marketing & Technical Director on behalf of BMI Group

CERTIFICATE OF MEMBERSHIP

Apex Contracts Ltd
Edinburgh, United Kingdom

Category: **Small User**
Membership number: **5807**
Member from: **26/04/2022**

This certificate remains the property of IPAF and is only valid for as long **Apex Contracts Ltd** remains a member. See www.ipaf.org for a full list of members.

The world authority
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EXCLUSIVELY **NATURAL SLATE**

Spanish Slate Quarries UK LIMITED

75 year Guarantee

Subject to the terms and conditions specified overleaf Spanish Slate Quarries UK LIMITED ("SSQ") hereby guarantees to the Guaranteed (as defined overleaf) that if during the period of 75 years

from.....**April 2023**.....("the guarantee period")

after being fixed to the premises at ...**57 Saughton Road North , Edinburgh, EH12 7JA**

.....("the Premises")

the SSQ slates known as... **Silverstone Heavy 40x22** .....("the roofing slates")

("the roofing slates") cease to be fit for the purpose of providing weather protection as a roofing material, then SSQ shall bear the cost of removal, recovery, repair, alteration, treatment or replacement by an approved contractor.

Contract: **57 Saughton Road North , Edinburgh, EH12 7JA** .....

.....

Specified By: .....

.....Signature .....

Main Contractor: ..... **Apex Roofing Contracts** .....

..... Signature .....

Roofing Contractor: ... **Apex Roofing Contracts** .....

..... Signature .....

Verify that the above details are correct and that the guarantee is registered with Spanish Slate Quarries UK LIMITED

For and on behalf of Spanish Slate Quarries UK LIMITED.

Signature: ..... Date: **9th June 2023**.....

Guarantee No: SSQ/[**8360**]

A copy of this guarantee to be lodged with both SSQ and the deeds of the Premises.

SEPA
Scottish Environment Protection Agency
Buidheann Dìon Àrainneachd na h-Alba

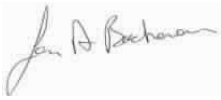
CONFIRMATION OF REGISTRATION AS A CARRIER AND/OR BROKER OF CONTROLLED WASTE

Email: registry@sepa.org.uk

The following information is hereby certified by the Scottish Environment Protection Agency, Strathallan House, Castle Business Park, Stirling, FK9 4TZ to be information which at the date of this certificate is entered in its register of carriers and/or brokers of controlled waste.

Registration Number	WCR/R/1195340
Registered Activity	Carrier of controlled waste
Registered Person	APEX CONTRACTS LIMITED
Business Trading Name	APEX Roofing Contracts
Principal Place of Business	8c Northumberland Street South East Lane Edinburgh Edinburgh EH3 6LP
Date of Registration/Renewal	13/07/2023
Date of Expiration*	02/09/2026

Authorised to sign on behalf of SEPA:



NOTES
You can check whether there has been any change in the information contained in this certificate by contacting SEPA.

*Registration will expire on this date unless: -
(a) it is revoked before expiry.
(b) the Registered person requests the removal of their name from the register at an earlier time.
(c) an application for renewal is made within the six months ending on the expiry date and the application is still outstanding or is the subject of an appeal on that date.
(d) in the case of a registered partnership, if any of the partners ceases to be registered or if anyone who is not registered becomes a partner.

BBA Insurance
An Employee Owned Company

CERTIFICATE OF INSURANCE

Subject to policy terms and conditions.

INSURED

Apex Contracts Ltd

ADDRESS
38 Dundas Street, Edinburgh, EH3 6JN

EMPLOYER'S LIABILITY

Insurer	AXA XL Insurance Company UK Limited
Policy Number	GUX/2025/1614
Expiry Date	15th March 2026
Indemnity Limit	£10,000,000

PUBLIC/PRODUCTS LIABILITY (INC EXCESS LAYER)

Insurer	AXA XL Insurance Company UK Limited & QBE UK Limited
Policy Number	GUX/2025/1614 & GUQ/2025/7061
Expiry Date	15th March 2026
Indemnity Limit	£10,000,000

CONTRACTORS ALL RISK

Insurer	AXA XL Insurance Company UK Limited
Policy Number	GUX/2025/1614
Expiry Date	15th March 2026
Maximum Contract Value	£400,000
Maximum Value of Any One Hired In Item	£250,000
Value of Own Plant Taken to Client Sites	£50,000

This policy provides Indemnity to the Principals.

Should the holder of this certificate require any additional information regarding the policy cover then they should be directed to the writer.

Yours Sincerely,

Pp.

Louise Anne Forrester
Managing Director

Bothwell Bridge Associates Ltd
Company No. SC295532
BBA Insurance

BBA Insurance Confidential

novoville
shared repairs

A homeowner's

Quick Start Guide to inviting your favourite Trusted Trader

The **Novoville Shared Repairs app** simplifies the process of managing communal property repairs by helping homeowners coordinate with neighbours, find quotes, and manage funds. The platform streamlines communication, reduces paperwork, and ensures transparency throughout the repair process.

1

Download on the App Store
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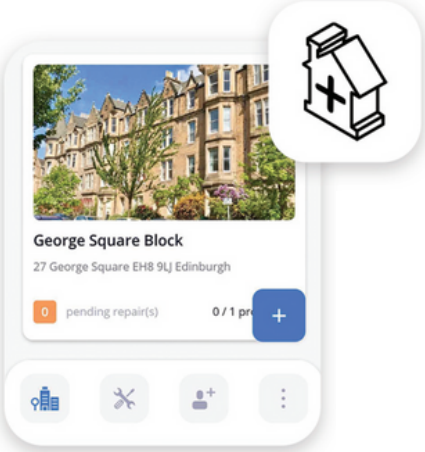
Download the app from your app store by clicking here.

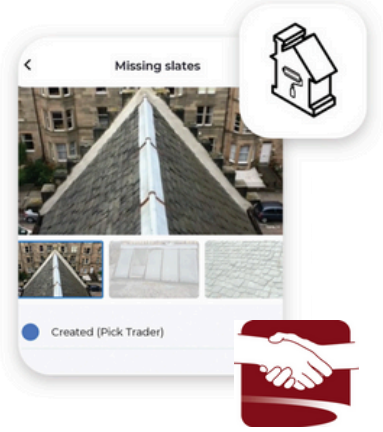
2

Creating your virtual tenement

The first step is to create or join your virtual tenement. If you have an invitation code, then join a virtual tenement. If not, go ahead and create a new one.



3



Creating a repair and hiring a trader

Create a report for any repair or maintenance issue and request quotes from an Edinburgh Trusted Trader

4

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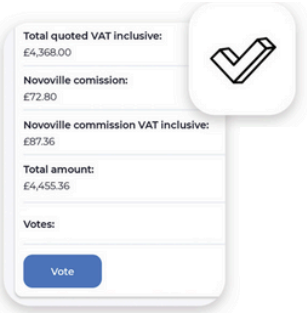
Specify which owners are required to pay for the repair or maintenance job. Once you have received quotes, you can record the votes of all owners in the app. It's fast and convenient.

Create a FCA regulated, dedicated payment account for your tenement within the app and make everything transparent. It's your account, and your money is protected.



FCA FINANCIAL CONDUCT AUTHORITY

Modulr

For more information visit our **website**, or email us at **srhelpdesk@novoville.com**

Partners STEVEN R. MURRAY B.Sc.,C.Eng.,F.I.C.E.,M.I.Struct.E.
ALASTAIR DICK B.Eng.,C.Eng.,M.I.Struct.E.

Associates NICK HENDERSON B.Sc.(Hons), M.Sc.
ROY BEECHING B.Sc., I.Eng., ACIBSE.
MICHAEL KEARNEY M.Sc., C.Eng., M.I.Struct.E.

DRM Consulting Engineers

Our Ref: C13259/AMD

8 May 2025

Urquharts
Solicitors
16 Heriot Row
Edinburgh
EH3 6HR

For the attention of Hana Sheran

By email only: HanaSheran@urquharts.co.uk

STRUCTURAL REPORT
30A ROSEFIELD AVENUE, EDINBURGH, EH15 1AU (THE "PROPERTY")

David R. Murray and Associates ("DRM") was instructed by Urquharts Solicitors to undertake an inspection of the Property on 23 April 2025 (the "Inspection").

The object of the Inspection was to comment on the structural condition of the Property in response to the following specific concerns raised in the Single Survey Report by Shepherd Chartered Surveyors dated 16.04.2025:

"Structural movement: More than typical movement was noted to distortions and cracking to both the internal and external fabric. The gable wall appears to be bulging. We recommend a full check of the entire subjects is undertaken by a qualified Structural Engineer who can provide advice and recommendations on any necessary remedial works required prior to purchase. Estimates should be obtained for any necessary remedial works as per any advice via the Structural Engineer.

10 Eyre Place, Edinburgh EH3 5EP Tel: (0131) 556 5155 Fax: (0131) 556 9147 E-Mail: drmc@davidrmurray.co.uk

20 Viewfield Terrace Dunfermline KY12 7HZ Tel: (01383) 726075 Fax: (01383) 730605 E-Mail: drmd@davidrmurray.co.uk

150 St John's Road Edinburgh EH12 8AY Tel: (0131) 334 0765 Fax: (0131) 316 4540 E-Mail: drme@davidrmurray.co.uk

David R Murray and Associates, a limited liability partnership registered in Scotland (SO 300605)
The Registered Office is at 150 St John's Road, Edinburgh EH12 8AY
www.davidrmurray.co.uk

ISO 14001 ENVIRONMENTAL MANAGEMENT
ISO 9001 QUALITY MANAGEMENT
ISO 45001 HEALTH & SAFETY MANAGEMENT

Roofing including roof space: Evidence of active leakage and water ingress was noted within the property. Cracked and slipped slates were noted. The roof decks are uneven and appear to dip. Some of the structural roof timbers may have failed and a full and intrusive inspection should be undertaken to the roof structure via a qualified Structural Engineer prior to purchase. Any advice and recommendations as per the Structural Engineer should be undertaken thereafter and estimates obtained for all necessary works".

Structure

The Property comprises a first-floor upper villa flat within a two-storey end terrace block. It is of traditional construction, with natural stone external walls and a timber first floor. The roof structure comprises traditional, raised collar timber trussed rafters, with a slate finish and dormer projections to the front and rear.

We understand the Property was constructed in around 1890.

The Inspection

The Inspection was a purely visual, non-disruptive walkover of the interior and exterior of the Property. The external elevations were inspected from ground level with the aid of binoculars. A brief inspection of the roof space was undertaken using the small access hatch in the bathroom. The roof space wasn't accessed as safe access wasn't available.

An approximate assessment of the verticality of the gable wall was made using a plumb line.

All elements of the structure that were hidden or otherwise inaccessible (behind plaster finishes, below floor coverings etc.) were not inspected so no comment can be made on their condition

No inspection of the foundations or associated bearing strata was undertaken.

No inspection was carried out to assess if there was timber rot or other forms of decay in structural members. No moisture meter readings were taken.

The Inspection was carried out in dry weather conditions.

Observations

A set of record photographs is provided in Appendix B to illustrate the text.

External Observations

1. The front and rear elevations appear to have been repointed relatively recently.

2. There appears to be a bulge/uneven bed joints and hairline cracking to the left-hand side of the first-floor dormer adjacent to the gable wall (above the ground floor bay window). There is evidence of something having been previously fixed into the stonework in this location.
3. The front elevation shows signs of historic settlement. The canopy appears to be off-level and there is some distortion in the front door frame; the front door appears level and the doorstep is clearly running off. The first-floor south dormer window sill appears to slope downwards to the right indicating that settlement to has occurred between the bay window and the front door in the approximate location of the rainwater pipe. The left hand (south) bay window lintels appear to slope downwards to the right, similar to the dormer sills.
4. The ridge line of the roof and the small dormer projection above the front door are not level but there are no indications of excessive ongoing movement or settlement in the roof structure. The right-hand (north) dormer projection appears to slope downwards to the right slightly.
5. The roof slates noticeably slope upwards where they meet the chimney stack and projecting short parapet of the party wall. The interface between the roof slates and the upstand party wall and chimney has been sealed with mortar flanching. This work appears to be relatively recent and may have been done to address water ingress.
6. There were no obvious structural defects in the north/party wall chimney stack, but it may benefit from some local repointing and repair.
7. Viewed from ground level, there were no indications of movement in the coping stones of the parapets.
8. The gable wall is not vertical and appears to be leaning outwards by as much as 1:60. The deviation from vertical appears to continue over the full height of the gable (there does not appear to be a bulge in the wall) therefore the gable wall may be up to 125mm out of plumb at its highest point. The entire gable wall appears to be out of plumb, including the ends of the wall at the returns of the front and rear elevations. Unless this lack of verticality is an original construction defect, it would suggest that historic foundation settlement has caused the house to tilt.
9. The gable end chimney stack appears to be in reasonable condition structurally but there are indications that stone repairs, involving a full or partial rebuild, may been carried out in the relatively recent past. On first inspection, the chimney stack appears to be leaning inwards towards the roof of the Property. However, it appears likely that the chimney may be vertical and the lack of verticality of the gable results in the chimney appearing to lean inwards. This would have to be checked accurately when safe access is available. It does not appear to be a recent defect and there are no indications of significant ongoing structural movement in the chimney stack itself. There is a fine crack at the southeast corner of the chimney, which appears to be a continuation of cracking on the gable wall.
10. The Gable wall appears to have been repointed in the relatively recent past. There is evidence of a previous crack having been raked out and repointed. The crack appears to have re-occurred on the line of the re-pointing work. The repointing in this area is relatively wide which suggests the crack may have been significant. The crack runs from the entrance door on the Gable and steps upwards to the chimney stack. The crack is relatively fine, but it is indicative of some ongoing structural movement. The crack in the chimney, noted above, appears to be an extension of the crack in the gable wall.

11. The crack in the gable is relatively vertical and doesn't appear to be the direct result of foundation movement. The crack may be related to the flues in the chimney or may be due to the lack of verticality of the gable wall being more pronounced towards the middle of the wall compared with the ends, resulting in a tension crack at the centre of the panel.
12. The rear elevation could only be viewed from the side garden of the Property. The elevation appears to have been repointed in the relatively recent past. There is evidence of a previous crack to the left-hand side of the right-hand dormer projection, between the ground and first floor windows. The crack has re-occurred in some areas. There is a fresh crack in the stonework just below the gutter to the left-hand side of the dormer. The crack extends downwards through the pointing and runs down the side of the right-hand side ground floor window surround. The crack is not of particular concern structurally and doesn't appear to relate to foundation settlement. It appears to be the result of differential movement between the window surrounds and the stonework. The window surrounds do not appear to be original and may have been replaced in the recent past. The window surrounds and lintels appear to be level with no obvious signs of settlement. Other than the cracking noted above, there were no indications of structural concern on the rear elevation considering the age of the Property.
13. The flashings of the dormers to the roof may require further investigation by a qualified roofing contractor as, internally, there are signs of significant water penetration in these areas.

Internal Observations

14. The Property is accessed from a staircase on the gable wall. There is a significant vertical and stepped diagonal crack in the internal wall that abuts the gable, to the right-hand side of the entrance. The vertical nature of the crack is not indicative of foundation settlement. It may relate to the lack of verticality in the gable wall, but the plaster finishes would have to be removed to allow a more detailed inspection.
15. There is evidence that the roof light above the entrance stair is leaking.
16. Kitchen: there is evidence of wallpaper peeling and cracks in the plaster ceiling. There is also evidence of water ingress at the dormer cheeks. There is a vertical crack in the wall finishes on the gable wall. This may be due to differential movement between different materials as the wall appears to have been strapped and lined.
17. There are cracks in the ceiling of the store cupboard off the hallway. These are fairly typical of a building of this age and form of construction.
18. Generally, the majority of the internal walls of the Property appear to be of timber construction with a plaster finish.
19. Rear bedroom: finishes are peeling on the dormer cheeks, but the timber appears dry to the touch. There is a possibility that some of the previous leaks have been addressed.
20. There are several areas where ceiling lining paper has been removed to expose cracks in the plaster of ceiling. This is not uncommon in a building of this age and form of construction, but the entire ceiling will have to be removed and replaced.
21. The roof structure was inspected using a torch via the access hatch in the bathroom. Whilst the roof space could not be entered, the roof structure appeared to be in fairly sound

condition given the age of the Property. The roof timber that could be inspected appeared dry. A thorough inspection would be required when safe access is available, but the Inspection did not indicate anything of particular concern structurally regarding the primary roof structure. There may be a requirement for local timber repairs given the extent of previous water ingress that was evident during the Inspection.

22. There is a water tank in the roof space above the hallway and this appears to be leaking. There is a bucket in place to catch the drips through the ceiling, but the leaking water has damaged the finishes in the corner of the front bedroom and may have affected the roof timbers locally.
23. In the front bedroom, wallpaper is peeling, but this appears to relate to the age of the decoration rather than any structural damage. There are cracks on the party wall at ceiling level and cracks in the plaster ceiling. There are also cracks in the chimney breast, but these do not appear to be of particular concern structurally. The dado rail on the front elevation wall has a pronounced slope downwards from the party wall to the dormer. There has clearly been historic movement in this area, but there were no indications that the movement was ongoing. Areas of lath and plaster ceiling have been removed adjacent to the front bedroom dormer window. No moisture meter readings were taken but there is some evidence of water damage. The water ingress appears to relate to the dormer cheeks rather than the main roof of the Property. The worst area of water penetration in the front bedroom appears to relate to the leak from the water tank noted above.
24. Living room: there is evidence of significant water damage adjacent to the dormer projection at the dormer cheek. There is also significant water damage at the internal windowsill. There are significant cracks in the gable wall in the approximate position of the repointed crack on the external elevation. The plaster finishes will have to be completely removed to allow the masonry wall to be inspected and any damage assessed.
25. The floors of the Property are generally uneven. The floor joists of the Living Room, Front Bedroom, Kitchen and Rear Bedroom span front to rear. The floor joists in the hallway span side to side. There appears to be no underlay or plywood sheathing under the carpet finishes.
26. There is a pronounced slope in the Living Room floor, downwards towards the front elevation with the high point at the wall of entrance stair.
27. The floor in the rear bedroom is uneven but generally appears level. The same applies in the kitchen, but there is a significant area of uneven flooring, particularly at the dormer projection in the kitchen.
28. The floor in the front bedroom slopes slightly but not as pronounced as the slope in the living room.
29. The slopes in the floor are not unexpected given the age of the Property, but the slope in the Living Room floor may require further investigation. There is a significant amount of spring in the living room floor. Whilst this is not unusual in a property of this age, it may be indicative of damaged joist ends.

Conclusion

The Property has clearly undergone significant historic foundation settlement, but there is no evidence to suggest that ongoing movement is currently of structural concern.

There are signs of previous repairs and repointing, and only minor movement appears to have occurred since those works were carried out. It should be noted that repointed cracks may reappear over time if not reinforced, and this appears to be the case in this instance.

It is likely that additional cracking exists behind internal finishes. The plasterwork throughout the property is in poor condition and will require complete replacement. This will provide an opportunity to assess concealed cracks and carry out appropriate remedial works as necessary.

The lack of verticality in the gable wall is most likely attributable to historic settlement, and this wall will require structural restraint. It will be necessary to tie it back to both the first floor and roof structure.

Based on the Inspection, the primary roof structure appeared generally sound, though localised repairs are likely to be necessary due to signs of past water ingress. It could not be confirmed during the Inspection whether water ingress is ongoing. A specialist inspection by a timber decay specialist is recommended once ceiling finishes are removed and safe access is possible.
The first-floor joist ends, particularly those in the Living Room at the front elevation, should also be inspected during the course of refurbishment.
The coping stones, chimney stacks, and parapet walls appeared stable from ground level, but a closer inspection should be undertaken once scaffold access is available to confirm their condition.

Recommendations

We would recommend that the following works are carried out:

1. Undertake a detailed survey of the full height of the gable wall to check the deviation from the vertical across the full elevation.
2. Remove the entire lath and plaster ceiling and line with plasterboard. This should be done in a controlled manner on a room by roof basis as the ceiling provides a degree of restraint to the roof structure.
3. Repair the leak from the water tank and ensure all sources of water ingress are repaired.
4. Undertake a structural inspection and rot survey of the roof timbers when finishes have been removed and access is available. Particular attention should be paid to the roof structure adjacent to the party wall, particularly over the front bedroom, to investigate the cause of the sloping roof finishes and dado rail in this area.
5. Remove all internal wall finishes from internal walls, but particularly brick or stone walls, and replace with plasterboard.
6. When finishes have been removed, inspect the masonry walls and repair all significant cracks by installing helical, stainless steel rods to stitch the cracks. Minor cracks can be raked out to a depth of 30mm and repointed.
7. Repair the crack in the stair well wall adjacent to the entrance. Reconnect this wall to the gable wall using stainless steel rods.

8. Secure the gable wall to the first-floor joists, ceiling joists and rafters by installing stainless steel tie rods to the first three joists/rafters at maximum 1.8m maximum centres. Indicative details are provided in Appendix A. Final details and specifications will need to be developed when finishes have been removed and full details of the wall construction and joists are established.
9. Inspect the joist ends of the first-floor joists, particularly the Living Room joists, to check for damage or decay. Investigate the cause of the local bulging on the front elevation stonework noted in Observation 2, above.
10. Stitch all cracks to the external masonry walls using stainless steel rods.
11. Undertake a detailed inspection of both chimney stacks and check the verticality of the gable chimney. Stitch all cracks with stainless steel rods. Check and secure all chimney pots. Repair and repoint chimney stacks as necessary and ensure all gaps are filled to prevent water ingress. Any cement mortar should be removed and replaced with suitable lime-based mortar.
12. Check and secure all coping stones to parapets and projections.

Indicative specialist manufacturer's repair details, showing the types of repairs proposed, are provided in Appendix A. Project-specific details and specifications would be subject to a further inspection following removal of finishes and confirmation of wall construction and joist sizes.

The above recommendations relate to structural items only. Non-structural matters are covered by the Single Survey report.

On completion of the above recommended repairs, we would expect the Property to be in sound structural condition. However, should significant further movement occur, a detailed investigation of the foundations would be necessary.

This report has been prepared solely for the use and benefit of the company to whom it is addressed, and it may not be relied upon by any other person, firm or company whatsoever without prior written consent.

Yours faithfully

DAVID R MURRAY & ASSOCIATES

APPENDIX A – INDICATIVE REPAIR DETAILS

Indicative repair details can be viewed here

APPENDIX B – RECORD PHOTOGRAPHS

A series of photographs can be viewed here.

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- Portfolio Valuation
- Rental Valuation
- Drive By & Desktop Valuation
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- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report

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