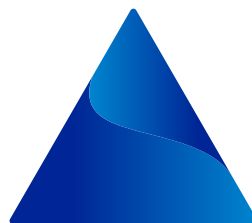


FLAT 42
50 BABERTON AVENUE
BABERTON PARK
JUNIPER GREEN
EH14 5DU



Home Report

shepherd.co.uk



SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction



Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 42 , 50 BABERTON AVENUE, BABERTON PARK, JUNIPER GREEN, EH14 5DU

Dwelling type: Top-floor flat
Date of assessment: 23 June 2025
Date of certificate: 25 June 2025
Total floor area: 87 m²
Primary Energy Indicator: 136 kWh/m²/year

Reference number: 8715-5726-4430-2677-8222
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Electric underfloor heating

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£4,518	See your recommendations report for more information
Over 3 years you could save*	£420	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
73	75

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 C (73)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
90	91

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (90)**

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 Flat roof or sloping ceiling insulation	£900 - £1,200	£420.00

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	Cavity wall, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Flat, insulated	★★★★☆	★★★★☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric underfloor heating	★★★☆☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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


The impact of your home on the environment

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

The calculated emissions for your home are 13 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.1 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.


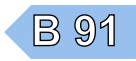
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,565 over 3 years	£2,145 over 3 years	
Hot water	£1,773 over 3 years	£1,773 over 3 years	
Lighting	£180 over 3 years	£180 over 3 years	
Totals	£4,518	£4,098	

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 Flat roof or sloping ceiling insulation	£900 - £1,200	£140		

Choosing the right improvement package

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

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

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

1 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

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)	5,268.92	N/A	N/A	N/A
Water heating (kWh per year)	2,410.01			

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. Darren Lewis
Assessor membership number:	EES/016141
Company name/trading name:	J & E Shepherd
Address:	12 Atholl Crescent Edinburgh EH3 8HA
Phone number:	0131 225 1234
Email address:	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 [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Scottish Single Survey



Single Survey

survey report on:

Property address	FLAT 42 50 BABERTON AVENUE BABERTON PARK JUNIPER GREEN EH14 5DU
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Customer	Mrs Dianne Warner
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Customer address	Flat 42 50 Baberton Avenue Baberton Park Juniper Green EH14 5DU
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Prepared by	J & E Shepherd
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Date of inspection	23rd June 2025
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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 Property¹.

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

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

1.2 THE REPORT

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

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

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

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

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

Terms and Conditions

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

Terms and Conditions

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

WARNING:

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The subjects comprise a second floor flat within a four storey retirement block.
Accommodation	Second Floor: Entrance hall, principal bedroom with en-suite shower room, living room with balcony, kitchen, further bedroom and family bathroom.
Gross internal floor area (m²)	87m2 approx.
Neighbourhood and location	The subjects are situated within an established residential area of mixed style properties lying to the South West of Edinburgh City Centre and convenient for local shopping, educational and social facilities.
Age	2013 approx.
Weather	Dry and sunny.
Chimney stacks	None.
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p> <p>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.</p> <p>The roof appears to be of a shallow pitched typed and presumed</p>

Single Survey

	overlaid with a single ply membrane.
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Original rainwater goods present.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls appear to be of traditional cavity brick/block type construction. There are render, pointed block, timber and external metal cladding finishes present.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows throughout are of a UPVC double glazed type. The access door to the balcony is of a UPVC double glazed type. The communal access door to the block is secured by an entryphone system.</p>
External decorations	<p>Visually inspected.</p> <p>Coated metal and treated timber finishes.</p>
Conservatories / porches	None.
Communal areas	<p>Circulation areas visually inspected.</p> <p>The communal access stair is of a solid masonry type. The property benefits from a communal access lift. The property benefits from communal facilities for residents including laundry facilities.</p>
Garages and permanent outbuildings	None.
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property benefits from communal garden grounds and residents permit parking. The boundaries are of a mixed type.</p>

Single Survey

Ceilings	Visually inspected from floor level. Plaster finishes noted.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Plaster finishes noted.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. The floors throughout have fitted floor coverings.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The kitchen fittings are of a wall and base type. The internal doors, skirtings and facings are of a timber variety.
Chimney breasts and fireplaces	None.
Internal decorations	Visually inspected. Painted throughout.
Cellars	None.
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.
Gas	None.
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. Water is from the mains supply. The plumbing, where seen, is of copper supply pipes and PVC waste pipes. The sanitary fittings are located within the bathroom and en-suite shower room.

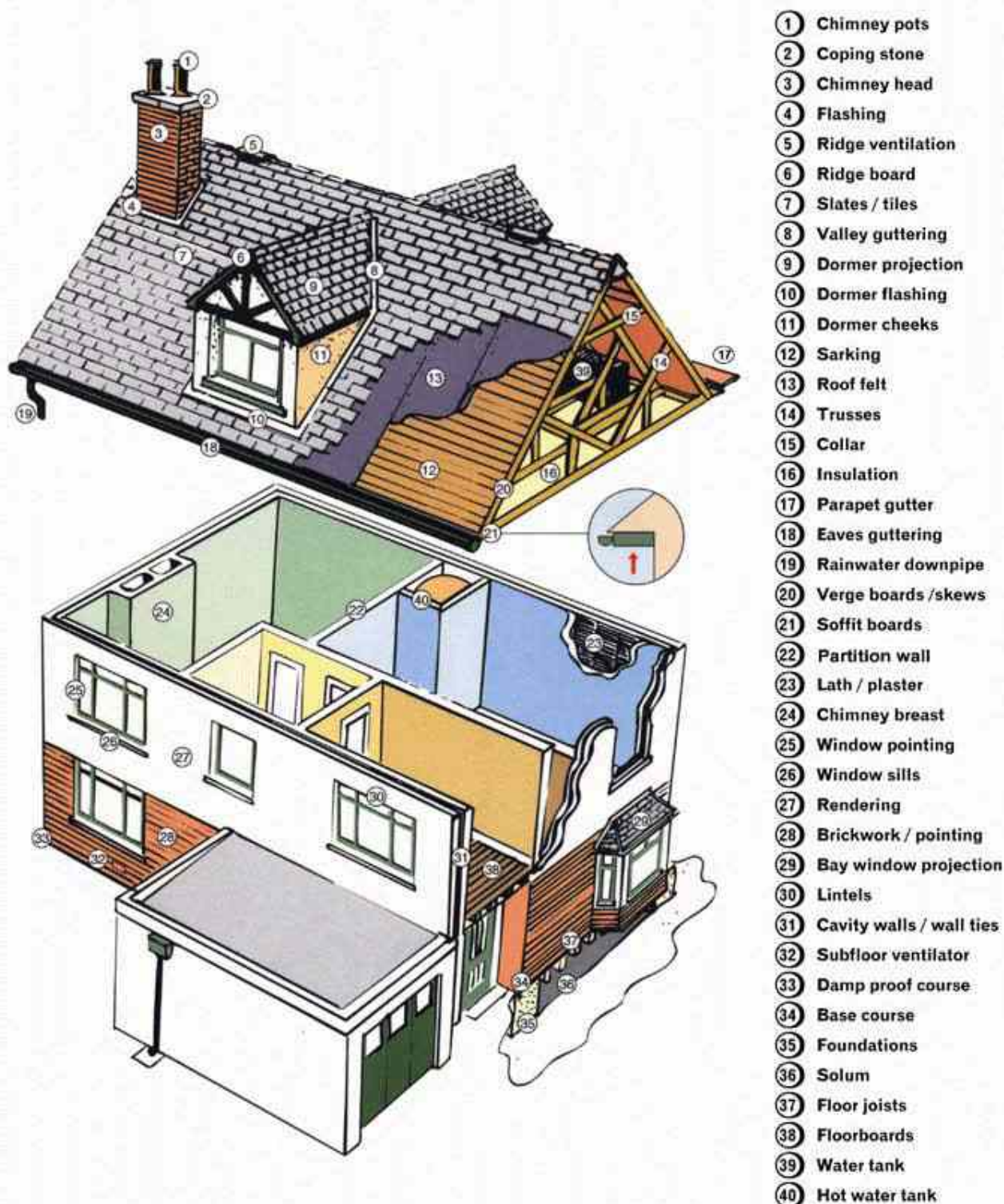
Single Survey

<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property benefits from an electric under floor heating system. Hot water is via the hot tank located in the hall cupboard.</p>
<p>Drainage</p>	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Presumed to main public sewer.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>
<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>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.</p> <p>The property was fully floor covered/furnished at the time of inspection. The property was full of possessions at the time of inspection. The cupboards were full of possessions at the time of inspection. No access was gained to the area below the sanitary fittings. No access was gained to the roof void/deck due to the position of the access hatch. The roof decks were unseen. The roof and rainwater goods were not monitored under wet weather conditions. At the time of inspection conditions were dry. The services were not tested. The heating system was not tested. The windows/balcony doors were also not monitored under wet weather conditions. A limited inspection was made of the communal facilities.</p>

Single Survey

	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p>
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Sectional Diagram showing elements of a typical house



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

Single Survey

2. Condition

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

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



Structural movement

Repair category	1
Notes	No significant structural movement noted at the time of inspection.



Dampness, rot and infestation

Repair category	1
Notes	Random damp meter readings were taken throughout using a moisture meter but no significant recordings were noted. For the purposes of this report we presume that those areas not inspected are free of defects.



Chimney stacks

Repair category	-
Notes	None.



Roofing including roof space

Repair category	1
Notes	The roof was unseen. We would point out shallow pitched roof decks have a limited life span and as such, for the purposes of this report, we presume that the roof deck is regularly checked and maintained and is currently free of defects. A precautionary check by a roofing contractor is always recommended prior to purchase. The vendor has informed us the roof is maintained by McCarthy & Stone.

Single Survey



Rainwater fittings

Repair category	1
Notes	We presume the rainwater goods have been monitored under wet weather conditions and are free of defects. At the time of inspection conditions were dry.



Main walls

Repair category	1
Notes	<p>There are elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report (EWS1 form) has been provided. Our valuation assumes that the EWS1 form will satisfy both the purchaser and their lender, and that no significant expenditure will be incurred in terms of remedial action. In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the report & valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.</p> <p>Maintenance is now required to the external cladding. We understand from the vendor that McCarthy & Stone are responsible for this matter. This should be confirmed prior to purchase.</p>



Windows, external doors and joinery

Repair category	1
Notes	Random windows and external doors were opened and found to be operational. In accordance with good practice. We recommend that all windows and external doors be checked prior to purchase.



External decorations

Repair category	1
Notes	Ongoing maintenance to the external finishes should be anticipated in accordance with good practice.



Conservatories/porches

Repair category	-
Notes	None.

Single Survey



Communal areas

Repair category	1
Notes	No serious defects noted.



Garages and permanent outbuildings

Repair category	-
Notes	None.



Outside areas and boundaries

Repair category	1
Notes	Ongoing maintenance to the boundaries should be anticipated in accordance with good practice.



Ceilings

Repair category	1
Notes	A minor decorative repair is required to the living room ceiling.



Internal walls

Repair category	1
Notes	No serious defects noted.



Floors including sub-floors

Repair category	1
Notes	Leakage noted to the floor in the hall cupboard. This was found to be dry when tested and we presume any leak has been attended to.



Internal joinery and kitchen fittings

Repair category	1
Notes	No serious defects noted.

Single Survey



Chimney breasts and fireplaces

Repair category	-
Notes	None.



Internal decorations

Repair category	1
Notes	No serious defects noted.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	1
Notes	<p>A precautionary check of the electrical wiring system is recommended in accordance with good practice by a Registered Electrician.</p> <p>No tests were carried out by this firm.</p>



Gas

Repair category	-
Notes	Not connected.



Water, plumbing and bathroom fittings


Repair category	1
Notes	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 always recommended prior to purchase as these areas are prone to leakage.



Heating and hot water

Repair category	1
Notes	We presume the electric underfloor heating system and hot water system are functional and free of defects. A precautionary check is recommended prior to purchase. No tests were carried out by this firm.

Single Survey

 Drainage	
Repair category	1
Notes	We presume the drainage system is free of defects, however, the system has not been tested.

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

Single Survey

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

There are elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report (EWS1 form) has been provided. Our valuation assumes that the EWS1 form will satisfy both the purchaser and their lender, and that no significant expenditure will be incurred in terms of remedial action. In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the report & valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.

The property is located in a retirement complex and as such certain criteria and service charges will be in operation and this should be confirmed prior to purchase.

An NHBC Certificate should be available and this should be obtained.

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

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £270,000 (Two Hundred and Seventy 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 £425,000 (Four Hundred and Twenty Five Thousand Pounds Sterling).

Market conditions are steady at the present time.

Signed

Security Print Code [301876 = 5937]
Electronically signed

Report author

D Lewis

Company name

J & E Shepherd

Single Survey

Address	12 Atholl Crescent, Edinburgh, EH3 8HA
Date of report	25th June 2025

Mortgage Valuation Report



Property Address

Address FLAT 42, 50 BABERTON AVENUE, BABERTON PARK, JUNIPER GREEN, EH14 5DU
Seller's Name Mrs Dianne Warner
Date of Inspection 23rd June 2025

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ Unexpired years

Accommodation

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

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

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

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 location of the supply in General Remarks.

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None
Electricity ☒ Mains ☐ Private ☐ None Gas ☐ Mains ☐ Private ☒ None
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating:

Under floor electric heating present.

Site

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

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

Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Mainly commercial
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

1. There are elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report (EWS1 form) has been provided. Our valuation assumes that the EWS1 form will satisfy both the purchaser and their lender, and that no significant expenditure will be incurred in terms of remedial action. In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the report & valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase. 2. The property is located in a retirement complex and as such certain criteria and service charges will be in operation and this should be confirmed. 3. An NHBC Certificate should be available and this should be obtained. 4. Ongoing maintenance to the external fabric should be anticipated in accordance with good practice.

The roof appears to be of a shallow pitched typed and presumed overlaid with a single ply membrane.

Essential Repairs

None.

Estimated cost of essential repairs £

Retention recommended? ☐ Yes ☐ No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

Our valuation assumes that the EWS1 form provided will be acceptable to both the purchaser and the purchaser's lender. In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the valuation, nor this firm shall have any liability to you, or to any third party with whom you share the valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.

Valuations

Market value in present condition	£ 425,000
Market value on completion of essential repairs	£ n/a
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 270,000
Is a reinspection necessary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£
Is the property in an area where there is a steady demand for rented accommodation of this type?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Declaration

Signed	Security Print Code [301876 = 5937] Electronically signed by:-
Surveyor's name	D Lewis
Professional qualifications	BSC MRICS
Company name	J & E Shepherd
Address	12 Atholl Crescent, Edinburgh, EH3 8HA
Telephone	0131 225 1234
Fax	0131 220 3178
Report date	25th June 2025



Property Questionnaire



Property Questionnaire

Property address	FLAT 42, Merrilees Gate, 50 Baberton Avenue, Juniper Green, City of Edinburgh, EH14 5DU
Seller(s)	Vanessa Spalding pp Dianne Warner
Completion date of property questionnaire	24th June 2025

Property Questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 5years 7 months	
2.	Council tax	
	Which Council Tax band is your property in? (Please circle) A B C D E F G H	
3.	Parking	
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <ul style="list-style-type: none">• Garage <input type="checkbox"/>• Allocated parking space <input type="checkbox"/>• Driveway <input type="checkbox"/>• Shared parking <input type="checkbox"/>• On street <input type="checkbox"/>• Resident permit <input type="checkbox"/>• Metered parking <input type="checkbox"/>• Other (please specify): <input type="text" value="Allocated space by separately paid permit."/>	
4.	Conservation area	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes / No / Don't know

Property Questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes / No
6.	Alterations/additions/extensions	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>	Yes / No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><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.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p>	Yes / No
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	Yes / No
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes / No
	(ii) Did this work involve any changes to the window or door openings?	Yes / No
	<p>(iii) Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

Property Questionnaire

7.	Central heating	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes / partial - what kind of central heating is there?</u> (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>Electric underfloor heating</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	Yes / No / Partial
b.	When was your central heating system or partial central heating system installed?	2013
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	Yes / No
d.	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 / No
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p>Yes / No</p> <p>Yes / No</p>
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes / No

Property Questionnaire

10.	Services																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas / liquid petroleum gas</td> <td>—</td> <td></td> </tr> <tr> <td>Water mains / private water supply</td> <td>✓</td> <td>Scottish Water</td> </tr> <tr> <td>Electricity</td> <td>✓</td> <td>EON</td> </tr> <tr> <td>Mains drainage</td> <td>✓</td> <td>Scottish Water</td> </tr> <tr> <td>Telephone</td> <td>✓</td> <td>BT</td> </tr> <tr> <td>Cable TV / satellite</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Broadband</td> <td>Cannot answer*</td> <td></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas / liquid petroleum gas	—		Water mains / private water supply	✓	Scottish Water	Electricity	✓	EON	Mains drainage	✓	Scottish Water	Telephone	✓	BT	Cable TV / satellite	Cannot answer*		Broadband	Cannot answer*	
Services	Connected	Supplier																								
Gas / liquid petroleum gas	—																									
Water mains / private water supply	✓	Scottish Water																								
Electricity	✓	EON																								
Mains drainage	✓	Scottish Water																								
Telephone	✓	BT																								
Cable TV / satellite	Cannot answer*																									
Broadband	Cannot answer*																									
b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>	Yes / No																								
c.	(i) Do you have appropriate consents for the discharge from your septic tank?	Yes / No / Don't know																								
d.	<p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	Yes / No																								

Property Questionnaire

11.	Responsibilities for Shared or Common Areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p> <p>Annual maintenance service charge payable to McCarthy Stone</p>	Yes / No / Don't Know
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p> <p>Repairs covered as part of the Service Charge referred to in (a)</p>	Yes / No / Not applicable
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	Yes / No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p> <p>McCarthy Stone, Service Charge currently approx £3500 per annum</p>	Yes / No

Property Questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes / No / Don't Know</p> <p>Yes / No / Don't Know</p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <p>All common area repairs and upkeep covered under Service Charge from McCarthy Stone</p>	
13. Specialist works		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p>	<p>Yes / No</p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p>If you have answered yes, please give details:</p>	<p>Yes / No</p>
c.	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	<p>Yes / No</p>

Property Questionnaire

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

Property Questionnaire

16.	Notices that affect your property	
	In the past 3 years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	Yes / No / Don't know
b.	that affects your property in some other way?	Yes / No / Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes / No / Don't know
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Signature(s): _____

Date: _____

* This report has been completed on behalf of an absentee vendor and therefore some information is not available.



▲

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



▲

Commercial Valuation
Commercial Agency
Acquisitions & Disposals
Commercial Lease Advisory
Rent Reviews
Asset Management
Project Consultancy
Development Appraisals Rating
Commercial Property Auctions
Property Management
Professional Services
Licensed Trade / Leisure



▲

Quantity Surveying
Building Surveying
Project Management
Dispute Resolution Support Services
Principal Designer
Clerk of Works
Commercial EPC
Fire Engineering
Health & Safety Management
Employer's Agent
Energy Department
Housing Services
Development Monitoring
Mediation Services

Aberdeen
△△△ 01224 202800

Ayr
△△ 01292 267987

Bearsden
△△ 0141 611 1500

Birmingham
△ 0121 270 2266

Coatbridge
△△ 01236 436561

Cumbernauld
△△ 01236 780000

Dalkeith
△△ 0131 663 2780

Dumbarton
△△ 01389 731682

Dumfries
△△△ 01387 264333

Dundee
△△ 01382 200454
△ 01382 220699

Dunfermline
△△ 01383 722337
△ 01383 731841

East Kilbride
△△ 01355 248535

Edinburgh
△△ 0131 2251234
△ 0131 557 9300

Elgin
△△ 01343 553939

Falkirk
△△ 01324 635 999

Fraserburgh
△△ 01346 517456

Galashiels
△△ 01896 750150

Glasgow
△△△ 0141 331 2807

Glasgow South
△△ 0141 649 8020

Glasgow West End
△△ 0141 353 2080

Greenock
△△ 01475 730717

Hamilton
△△ 01698 897548

Inverness
△△ 01463 712239

Kilmarnock
△△ 01563 520318

Kirkcaldy
△△ 01592 205442

Leeds
△ 0113 322 5069

Livingston
△△ 01506 416777

London
△△ 02033 761 236

Montrose
△△ 01674 676768

Motherwell
△△ 01698 252229

Musselburgh
△△ 0131 653 3456

Oban
△△ 01631 707 800

Paisley
△△ 0141 889 8334

Perth
△△ 01738 638188
△ 01738 631631

Peterhead
△△ 01779 470766

St Andrews
△△ 01334 477773
△ 01334 476469

Saltcoats
△△ 01294 464228

Stirling
△△ 01786 450438
△ 01786 474476

Form EWS1: External Wall Fire Review

Objective

This EWS1 form is a set way for a building owner to confirm to valuers and lenders that an external wall system (EWS) or attachments, such as a balcony, on buildings containing flats has been assessed by a suitable expert for likelihood of proportionate remediation to address fire safety risk.

This EWS1 form is for the external wall system only. It is not a life safety certificate. It should not be taken as confirmation that other works relating to fire safety in other parts of the building are not required.

Where the signatory has been asked to provide the client organisation with a separate report, it reflects the conclusions set out in that report. This form has been prepared for the sole and exclusive use of the client organisation (typically the Building Owner) named below. It is the conclusion of the report (Note 9) that has been provided to the client organisation and has been prepared in accordance with the terms and conditions that have been agreed with that client organisation. It is provided subject to those terms and conditions, including any exclusions and/or limits of liability included therein.

No responsibility is accepted to any third party for the whole or any part of the contents of this form. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the form during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser or borrower who may see or become aware of the form during the process through which they come to purchase or secure a loan against an interest in any part of the Subject Address. Should any third party (e.g. buyer, seller, lender, valuer) wish to rely on this form, they should contact the signatory's organisation.

Any amendments to the wording on this form (except as provided in Note 1) render it invalid.

Client organisation: Dianne Warner

Subject Address (one form per block)

Block or building name	Street	Town	Postcode (all built)
42 Merrilees Gate, 50	Baberton Avenue	Edinburgh	EH14 5DU

I confirm that I have used reasonable skill and care to investigate (Note 4) the primary external wall materials (typically insulation, filler materials and cladding) and attachments (including balconies) of the external walls of the above building/block.

Document reference (for internal company reference to assist with version control): [DIA4279]

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.

OPTION A (Note 1) – Where external wall materials are unlikely to support combustion

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2.
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 5) or better, and cavity barriers are installed to an appropriate standard in relevant locations (Note 6).
- In relation to attachments to the external wall (tick one of the following):
 - ☐ A1 – There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility (Note 5) or better).
 - ☒ A2 – There is an appropriate risk assessment of the attachments confirming that no remedial works are required.
 - ☐ A3 – Where neither of the above two options apply, there may be potential costs of remedial works to attachments (Notes 7 and 8).

OPTION B (Note 1) – Where combustible materials are present in external wall

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3.
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 8) presented by the external wall construction and attachments (tick one of the following).
 - ☐ B1 – I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required.
 - ☐ B2 – I have concluded that in my view the fire risk (Notes 7 and 8) is sufficiently high that remedial works are required.

Name: Mr Philip S Diamond

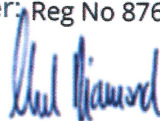
Qualification(s): Chartered Building Surveyor

Organisation: Diamond and Company (Scotland) Ltd, 15 Dunnswood House, Cumbernauld G67 3EN

Professional body: Royal Institution of Chartered Building Surveyors (RICS)

Membership number: Reg No 87625, Qualified 13 December 1991

Signature:



Document reference (for internal company reference to assist with version control): [DIA4279]

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.

Date of form: 13 September 2023

If this is a revision to you/your firm's previous form on this building, please state below. Please note, if the form is intended for revision solely due to administrative purposes (for example, a postcode error on the building or a reissue of the form to a different client), the 'Date of form' remains valid. If however, the rationale for form revision is attributable to a change in rating due to works having been carried out, the 'Date of form' must be amended:

Date of form	Rating provided (A1, A2, A3 or B1, B2)

Notes

Note 1 – This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 – For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments, and whether fire resisting cavity barriers and fire stopping measures have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a qualified member of a relevant professional body within the construction industry.

Note 3 – For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials.

- i For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution.
- ii For non-IFE members, the signatory should be a qualified member of a relevant professional body that deals with fire safety and construction products including EWS in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.
- iii For buildings where the finished floor level of the top floor of the building (excluding stories consisting exclusively of plant rooms) is less than 18m above the lowest adjacent ground level, if not qualified as per sub-clauses i. or ii. above, the signatory should be a qualified member of an **eligible professional body** who has successfully completed the RICS EWS Assessment Training Programme.

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Note 4 – The investigation into the construction of the building should be in accordance with the guidance given in BSI PAS 9980, which allows for the possibility of mitigation as an acceptable investigation outcome.

Note 5 – The term ‘limited combustibility’ is as defined in BS 9991:2015.

Note 6 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation, such as BS 9991, or relevant statutory guidance.

Note 7 – In this situation the signatory should notify the client organisation that the fire risk assessment of the building will need to be reviewed to consider the findings of the external wall survey and identify any interim measures that may be required.

Note 8 – The definition of fire risk and the assessment of that fire safety risk should be in accordance with the guidance given in BSI PAS 9980.

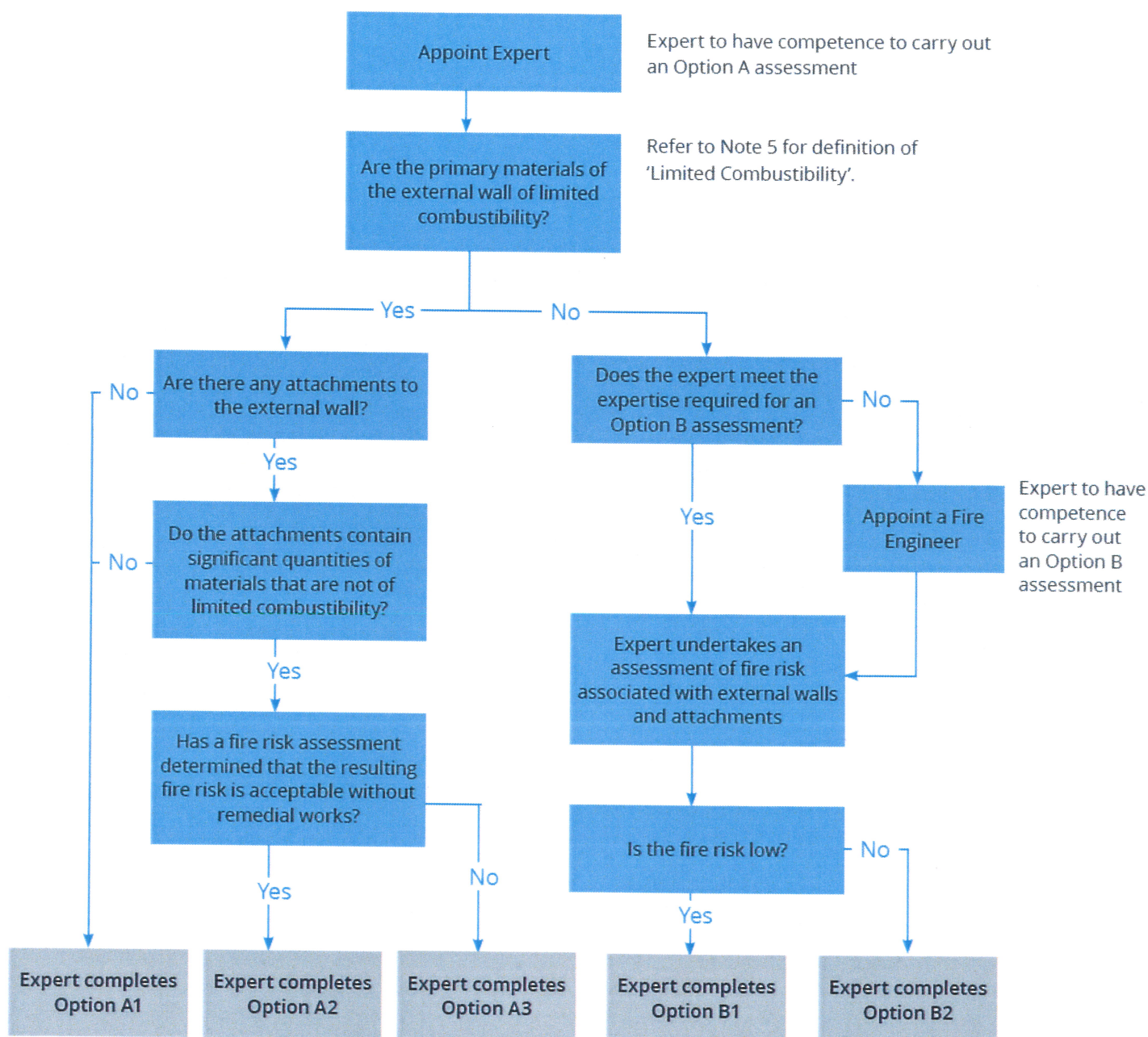
Note 9 – The signatory should provide their client organisation with a separate report on their investigation in accordance with BSI PAS 9980 to support their statements in this EWS1 Form. That separate report would not normally need to be supplied to the valuer or lender along with this EWS1 Form (unless there are specific issues which may require it).

Note 10 – This EWS1 Form will need to be reassessed if any significant changes occur to the external wall or attachments of the building, and is valid for up to 5 years from the date of the form as shown on Page 3.

Document reference (for internal company reference to assist with version control): [DIA4279]

3rd edition, issued 16 March 2022

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