

13 PF2,  
Watson Crescent,  
Edinburgh,  
EH11 1HB

# Home Report



**DM HALL**

13 PF2,  
Watson Crescent,  
Edinburgh,  
EH11 1HB

# Single Survey



**DM HALL**

## Survey Report on:

|                                                   |                                                                                                                                                                                        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Address</b>                           | 13 PF2,<br>Watson Crescent,<br>Edinburgh,<br>EH11 1HB                                                                                                                                  |
| <b>Reference</b>                                  | 1273296                                                                                                                                                                                |
| <b>Customer Name</b>                              | Alison Grandison David Grandison                                                                                                                                                       |
| <b>Date of Inspection</b>                         | 12th March 2026                                                                                                                                                                        |
| <b>Surveyor's name, qualifications and office</b> | Andrew H Milne MRICS<br><br>DM Hall LLP Chartered Surveyors<br>17 Corstorphine Road<br>Edinburgh<br>EH12 6DD<br><br>tel: 0131 624 6600<br><br>email: edinburghresidential@dmhall.co.uk |
| <b>Prepared By</b>                                | DM Hall LLP                                                                                                                                                                            |

## SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

### PART 1 - GENERAL

#### 1.1 THE SURVEYORS

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

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

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

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

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

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's 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.

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

## 1.2 THE REPORT

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

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

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

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

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

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

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

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

## 1.3 LIABILITY

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

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

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

- the professional advisers of any of these.

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

## **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

## **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

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

## **1.6 INTELLECTUAL PROPERTY**

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

## **1.7 PAYMENT**

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

## **1.8 CANCELLATION**

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

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily.

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

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 an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;

- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

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

property is free of any other minor defects.

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

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

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

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, they 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 reinstatement cost, as defined below.

*"Market value" The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm's length transaction,*

*after proper marketing and where 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.

*"Reinstatement 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 will not be inspected or reported on.

|                                       |                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description</b>                    | Ground floor flat in a 4 storey tenement of 16 flats.                                                                                                                                                                                                                                                                                                         |
| <b>Accommodation</b>                  | Hallway, Sittingroom/Kitchen, Bedroom and Shower room.                                                                                                                                                                                                                                                                                                        |
| <b>Gross Internal Floor Area (m2)</b> | 43 sqm approx.                                                                                                                                                                                                                                                                                                                                                |
| <b>Neighbourhood and Location</b>     | Mixed residential/commercial area to the southwest of Edinburgh city centre.                                                                                                                                                                                                                                                                                  |
| <b>Age</b>                            | 125 years approx.                                                                                                                                                                                                                                                                                                                                             |
| <b>Weather</b>                        | Overcast and raining.                                                                                                                                                                                                                                                                                                                                         |
| <b>Chimney Stacks</b>                 | <b>Visually inspected with the aid of binoculars where appropriate.</b><br><br>Store or brick and cement rendered.<br><br>A full inspection is not possible from ground level at the front.                                                                                                                                                                   |
| <b>Roofing including Roof Space</b>   | <b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b><br><br><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b><br><br>Pitched and slated and thought to incorporate a flat area which is assumed to be felt covered. |

|                                            |                                                                                                                                                                                                                                                                                |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            | <p>Only a limited inspection of the front pitches was possible from ground level.</p> <p>The roof void could not be inspected.</p>                                                                                                                                             |
| <b>Rainwater Fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Cast iron gutter and downpipes. .</p>                                                                                                                                                        |
| <b>Main Walls</b>                          | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>Solid stone and pointed.</p>                                                                                    |
| <b>Windows, External Doors and Joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Double glazed windows and a timber entrance door.</p> |
| <b>External Decorations</b>                | <p><b>Visually inspected.</b></p> <p>PVC coated metal.</p>                                                                                                                                                                                                                     |
| <b>Conservatories and Porches</b>          | <p>None.</p>                                                                                                                                                                                                                                                                   |
| <b>Communal Areas</b>                      | <p><b>Circulation areas visually inspected.</b></p> <p>Shared common stair access and there is a mutual drying green at the rear.</p>                                                                                                                                          |
| <b>Garages and Permanent Outbuildings</b>  | <p>None.</p>                                                                                                                                                                                                                                                                   |
| <b>Outside Areas and Boundaries</b>        | <p><b>Visually inspected.</b></p> <p>There is a small area of garden at the front.</p>                                                                                                                                                                                         |
| <b>Ceilings</b>                            | <p><b>Visually inspected from floor level.</b></p> <p>Mainly timber lath and plaster.</p>                                                                                                                                                                                      |
| <b>Internal Walls</b>                      | <p><b>Visually inspected from floor level.</b></p>                                                                                                                                                                                                                             |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                              | <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Solid and plastered. Some areas could not be seen due to furniture, fitted units and stored goods.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Floors including Sub-floors</b>           | <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub-floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Suspended timber with fitted floor coverings throughout.</p> <p>There is no access into any sub-floor areas.</p> |
| <b>Internal Joinery and Kitchen Fittings</b> | <p>Built-in cupboards were looked into, but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Timber finishes and facings and fitted kitchen units.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chimney Breasts and Fireplaces</b>        | <p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is a fireplace in the sittingroom and a gas fire is installed behind which there is thought to be a back boiler.</p> <p>The flue could not be seen.</p>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Internal Decorations</b>                  | <p>Visually inspected.</p> <p>Mostly paper/paint finishe.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Cellars</b>                               | <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Electricity</b>                           | <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                              | <p>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.</p> <p>Mains supply with 13 amp power points.</p>                                                                                                                                                                                |
| <b>Gas</b>                                   | <p>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.</p> <p>Mains supply.</p>                                              |
| <b>Water, Plumbing and Bathroom Fittings</b> | <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water and visible pipework is made with copper and PVC materials. Most pipes are concealed.</p> <p>The cold water tank is of PVC and could not be fully seen.</p> <p>There is a shower tray, wash hand basin and a WC fitted.</p>                |
| <b>Heating and Hot Water</b>                 | <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>A gas fired central heating system is installed. The back boiler is connected to radiators and this also supplies hot water. The boiler was not in operation at the time of inspection and could not be seen. The hot water cylinder could not be seen.</p> |
| <b>Drainage</b>                              | <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains sewerage.</p>                                                                                                                                                                                                                                                                                                                                   |
| <b>Fire, Smoke and Burglar Alarms</b>        | <p>Visually inspected.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**No tests whatsoever were carried out to the system or appliances.**

There are smoke detectors fitted within the property.

Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.

There is a security alarm system installed.

## 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.**

Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.

The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you

have concerns, you should engage a qualified asbestos surveyor.

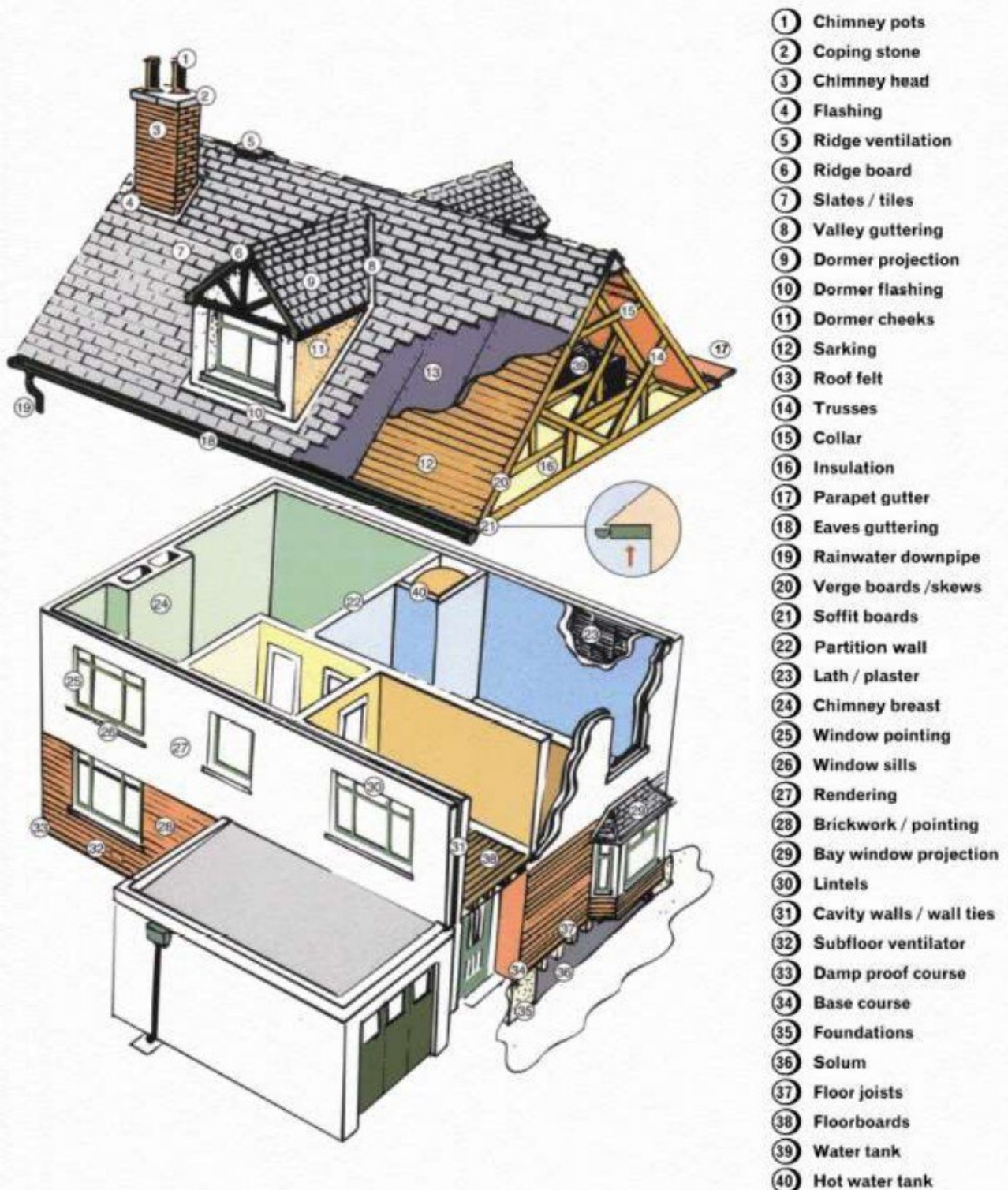
Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.

Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination.

The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.

Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

## Sectional Diagram showing elements of a typical house



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

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

| Category 3                                                                                                                                                                                                      | Category 2                                                                                 | Category 1                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>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.</b> | <b>Repairs or replacement requiring future attention, but estimates are still advised.</b> | <b>No immediate action or repair is needed.</b> |

| Structural Movement |                                                                                                                                                         |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category     | 1                                                                                                                                                       |
| Notes               | The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing. |

| Dampness, Rot and Infestation |                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category               | 2                                                                                                                                                                                                                                                                                                                                                                                                        |
| Notes                         | <p>Damp meter readings were noted within some accessible lower wall areas. There is also evidence of condensation.</p> <p>Further advice can be obtained from specialists. It should be noted that where damp exists this can lead to further defects developing, particularly within adjacent timbers.</p> <p>Subsequently to my inspection a specialist report has been prepared and is available.</p> |

| Chimney Stacks  |                                          |
|-----------------|------------------------------------------|
| Repair Category | 2                                        |
| Notes           | <i>Weathering is apparent to render.</i> |

# Single Survey

| Category 3                                                                                                                                                                                                      | Category 2                                                                                 | Category 1                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>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.</b> | <b>Repairs or replacement requiring future attention, but estimates are still advised.</b> | <b>No immediate action or repair is needed.</b> |

## Roofing including Roof Space

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category | 2                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Notes           | <p>There are some loose slates at the front.</p> <p>It is generally well accepted that roofs of this age do attract a high degree of ongoing maintenance and where flat roofs are concerned these will have a limited life when compared to pitched roofs. Further advice in relation to the overall condition of the roof, its likely lifespan and maintenance requirements can be obtained from a roofing contractor.</p> |

## Rainwater Fittings

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
| Repair Category | 2                                                                                               |
| Notes           | <p>There is evidence of corrosion and leakage.</p> <p>Leakage can cause defects to develop.</p> |

## Main Walls

|                 |                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------|
| Repair Category | 2                                                                                                       |
| Notes           | <p>Deterioration is apparent to stonework and pointing. This is typical for a property of this age.</p> |

# Single Survey

| Category 3                                                                                                                                                                                                      | Category 2                                                                                 | Category 1                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>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.</b> | <b>Repairs or replacement requiring future attention, but estimates are still advised.</b> | <b>No immediate action or repair is needed.</b> |

| Windows, External Doors and Joinery |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category                     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Notes                               | <p>Where opened, the windows and doors appeared to function satisfactorily.</p> <p>Overtime, double glazed windows can fail and misting develops between the panes. This necessitates their replacement. Unfortunately, this can be difficult/impossible to see in the early stages and in certain lighting conditions.</p> <p>Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional.</p> |

| External Decorations |                                                   |
|----------------------|---------------------------------------------------|
| Repair Category      | 1                                                 |
| Notes                | No undue weathering or deterioration is apparent. |

| Conservatories and Porches |                |
|----------------------------|----------------|
| Repair Category            | N/A            |
| Notes                      | Not Applicable |

# Single Survey

| Category 3                                                                                                                                                                                                      | Category 2                                                                                 | Category 1                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>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.</b> | <b>Repairs or replacement requiring future attention, but estimates are still advised.</b> | <b>No immediate action or repair is needed.</b> |

| Communal Areas  |                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                         |
| Notes           | Ongoing maintenance of the common areas and mutual drying green wall must be anticipated. |

| Garages and Permanent Outbuildings |                |
|------------------------------------|----------------|
| Repair Category                    | N/A            |
| Notes                              | Not Applicable |

| Outside Areas and Boundaries |                                               |
|------------------------------|-----------------------------------------------|
| Repair Category              | 2                                             |
| Notes                        | It is apparent that fencing has been removed. |

| Ceilings        |                                 |
|-----------------|---------------------------------|
| Repair Category | 1                               |
| Notes           | No significant defects evident. |

| Internal Walls  |                                 |
|-----------------|---------------------------------|
| Repair Category | 1                               |
| Notes           | No significant defects evident. |

# Single Survey

| Category 3                                                                                                                                                                                                      | Category 2                                                                                 | Category 1                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>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.</b> | <b>Repairs or replacement requiring future attention, but estimates are still advised.</b> | <b>No immediate action or repair is needed.</b> |

## Floors including Sub-floors

|                 |                                                                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                                                                                                                                                                                         |
| Notes           | Floors were found to be generally firm to the tread.<br><br>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work. |

## Internal Joinery and Kitchen Fittings

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                                 |
| Notes           | Joinery finishes are in an order commensurate with their age and as such some show signs of wear. |

## Chimney Breasts and Fireplaces

|                 |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                                              |
| Notes           | No significant defects evident.<br><br>It is good practice for flues to be regularly inspected and maintained. |

## Internal Decorations

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Repair Category | 1                                                                      |
| Notes           | No significant defects evident. Some redecoration must be anticipated. |

# Single Survey

| 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. |

| Cellars         |                |
|-----------------|----------------|
| Repair Category | N/A            |
| Notes           | Not Applicable |

| Electricity     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Notes           | <p>Circuitry is assumed to function satisfactorily however it may not comply totally with the most up to date regulations unless complete rewiring has taken place within the recent past. Advice can be obtained from an electrical contractor.</p> <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> |

| Gas             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Notes           | <p>Gas appliances are assumed to function satisfactorily and that they were installed in accordance with the relevant regulations and that regular servicing and maintenance have been carried out.</p> <p>Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.</p> |

# Single Survey

| Category 3                                                                                                                                                                                                      | Category 2                                                                                 | Category 1                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>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.</b> | <b>Repairs or replacement requiring future attention, but estimates are still advised.</b> | <b>No immediate action or repair is needed.</b> |

| Water, Plumbing and Bathroom Fittings |                                                                                                                                                                                                                                                                                                            |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category                       | 1                                                                                                                                                                                                                                                                                                          |
| Notes                                 | <p>Sanitary fittings appear to be in a serviceable condition and there is no evidence of fracture or leakage from pipework.</p> <p><b>Seals around baths/shower trays should be regularly checked for water tightness as leakage can often occur and which over time can cause defects to develop.</b></p> |

| Heating and Hot Water |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair Category       | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Notes                 | <p>Whilst the heating and hot water systems are assumed to function satisfactorily the boiler is likely to be of an age that suggests it may require replacement within the foreseeable future. Boilers are often replaced when spare parts are difficult or impossible to source or where they cannot meet up to date regulations. It is further assumed that the boiler has been properly serviced and maintained on a regular basis and that the boiler and flue were installed in accordance with the relevant regulations.</p> <p>Advice should be obtained in relation to the heating system.</p> |

| Drainage        |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| Repair Category | 1                                                                                    |
| Notes           | There is no obvious, surface evidence that the drains are either chocked or leaking. |

# 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 comments above for detailed information.

|                                       |     |
|---------------------------------------|-----|
| Structural Movement                   | 1   |
| Dampness, Rot and Infestation         | 2   |
| Chimney Stacks                        | 2   |
| Roofing including Roof Space          | 2   |
| Rainwater Fittings                    | 2   |
| Main Walls                            | 2   |
| Windows, External Doors and Joinery   | 1   |
| External Decorations                  | 1   |
| Conservatories and Porches            | N/A |
| Communal Areas                        | 1   |
| Garages and Permanent Outbuildings    | N/A |
| Outside Areas and Boundaries          | 2   |
| Ceilings                              | 1   |
| Internal Walls                        | 1   |
| Floors including Sub-floors           | 1   |
| Internal Joinery and Kitchen Fittings | 1   |
| Chimney Breasts and Fireplaces        | 1   |
| Internal Decorations                  | 1   |
| Cellars                               | N/A |
| Electricity                           | 1   |
| Gas                                   | 1   |
| Water, Plumbing and Bathroom Fittings | 1   |
| 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. Where a lift is present, the count is based on the number of steps climbed when using the lift.

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

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

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

Replacement windows are installed.

Alterations have taken place internally to provide the present accommodation, including the formation of the shower room. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

### Estimated Reinstatement Cost (£) for Insurance Purposes

One Hundred and Eighty-Five Thousand Pounds:  
£185,000

Properties of this age, type and construction are outside the range of standard BCIS calculations and as such the reinstatement figure given is for guidance only.

### Valuation (£) and Market Comments

One Hundred and Sixty-Five Thousand Pounds:  
£165,000

Where the need for further advice to be obtained has been indicated, this should be sought prior to a bargain being concluded.

The property provides the type of accommodation for which there is generally a steady demand within this location.

|                       |                    |
|-----------------------|--------------------|
| <b>Report author:</b> | Andrew Milne MRICS |
|-----------------------|--------------------|

|                      |             |
|----------------------|-------------|
| <b>Company name:</b> | DM Hall LLP |
|----------------------|-------------|

|                 |                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b> | DM Hall LLP Chartered Surveyors<br>17 Corstorphine Road<br>Edinburgh<br>EH12 6DD<br><br>tel: 0131 624 6600<br><br>email: edinburghresidential@dmhall.co.uk |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Single Survey

**Signed:**



**Date of report:**

12th March 2026

13 PF2, Watson Crescent,  
Edinburgh, EH11 1HB

# Mortgage Valuation Report



**DM HALL**

# Mortgage Valuation Report

Property Address: 13 PF2, Watson Crescent, Edinburgh, EH11 1HB

Date of Inspection: 12th March 2026

Reference: 1273296

## Location & Description

### 1. Location:

Mixed residential/commercial area to the southwest of Edinburgh city centre.

### 2. Description:

Ground floor flat in a 4 storey tenement of 16 flats.

### 3. Age:

125 years approx.

### 4. Main Construction:

Walls: Solid stone.

Roof: Slates and felt.

### 5. Accommodation:

Hallway, Sittingroom/Kitchen, Bedroom and Shower room.

### 6. Floor Area - excluding garages and outbuildings:

Gross internal floor area: 43

Gross external floor area: 47

### 7. Garage and Outbuildings:

None.

## Services / Roads

### 8 Main Service:

|        |      |   |     |
|--------|------|---|-----|
| Water: | Yes: | ✓ | No: |
|--------|------|---|-----|

|              |      |   |     |
|--------------|------|---|-----|
| Electricity: | Yes: | ✓ | No: |
|--------------|------|---|-----|

|      |      |   |     |
|------|------|---|-----|
| Gas: | Yes: | ✓ | No: |
|------|------|---|-----|

|           |      |   |     |
|-----------|------|---|-----|
| Drainage: | Yes: | ✓ | No: |
|-----------|------|---|-----|

For comments on non-mains services, see section 15.

# Mortgage Valuation Report

## 8a. Heating:

Gas boiler to radiators.

## 9. Roads - assumed adopted (If no see section 15. General Remarks)

Yes: ☒

No: ☐

## General Condition

### 10. Essential Repairs - comments confined to defects which would materially affect the property and/or value/suitably for mortgage purposes.

None required for mortgage purposes.

Retention:

Yes: ☐

No: ☒

Retention amount:

## 11. Subsidence, Settlement and Landslip:

The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

## 12. General Condition:

The property appeared to be in a condition generally consistent with its age and type.

Some works of repair and maintenance are required and a degree of modernisation would be beneficial.

Further advice in relation to damp should be sought.

## Legal & Other Matters

### 13. Alterations: Has the property been extended/converted/altered? (If yes, see section 15)

Yes: ☒

No: ☐

### 14. Tenure - assumed ownership with marketable title (If no, see section 15)

Yes: ☒

No: ☐

## 15. General Remarks:

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be

# Mortgage Valuation Report

apportioned accordingly although exact liability should be confirmed.

Replacement windows are installed.

Alterations have taken place internally to provide the present accommodation, including the formation of the shower room. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

## 16. Comments on Mortgageability:

The property is considered suitable for mortgage purposes subject, as always, to the policy of the individual lender.

## Valuation & Insurance

### 17.1 Valuation in present condition (words and figures):

One Hundred and Sixty-Five Thousand Pounds: £165,000

### 17.2 Valuation upon completion of any works required under section 9 (words and figures):

### 17.3 Insurance reinstatement: Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures):

One Hundred and Eighty-Five Thousand Pounds: £185,000

## 18. Declaration:

Signed:



Valuer's name and Qualifications: Andrew Milne MRICS 0081156

Date: 12th March 2026

Office Address: DM Hall LLP Chartered Surveyors  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

tel: 0131 624 6600

email: [edinburghresidential@dmhall.co.uk](mailto:edinburghresidential@dmhall.co.uk)

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144

A full list of members can be obtained from the head office, 17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

DM Hall has a network of offices across Scotland and offices in Carlisle, Kendal and Cornwall

Regulated by RICS



**RICS<sup>®</sup>**

Registered  
valuer

13 PF2, Watson  
Crescent,  
Edinburgh, EH11  
1HB

# Property Questionnaire

# Property Questionnaire

**Property Address:**

13 PF2, Watson Crescent, Edinburgh, EH11 1HB

**Seller(s):**

David and Alison Grandison

**Completion Date of Property Questionnaire:** 11/03/2026

**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.

# Property Questionnaire

## 1. Length of ownership

How long have you owned the property? 15 Years

## 2. Council Tax

Which Council Tax band is your property in? B

## 3. Parking

What are the arrangements for parking at your property? (Please indicate all that apply)

|                 |            |                         |     |                 |     |
|-----------------|------------|-------------------------|-----|-----------------|-----|
| Garage          | No         | Allocated parking space | No  | Driveway        | No  |
| Shared parking  | No         | On street               | Yes | Resident permit | Yes |
| Metered parking | Don't know | Other:                  |     |                 |     |

## 4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)? No

## 5. Listed Building

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)? No

# Property Questionnaire

## 6. Alterations/additions/extensions

**A. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet or bedroom)?** No

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

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

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

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

**B. Have you had replacement windows, doors, patio doors or double glazing installed in your property?** No

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

(i) Were the replacements the same shape and type as the ones you replaced?

(ii) Did this work involve any changes to the window or door openings?

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):

**Please give any guarantees which you received for this work to your solicitor or estate agent.**

# Property Questionnaire

## 7. Central Heating

**A. Is there a central heating system in your property?** Yes

(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).

**If you, have answered yes/partial – what kind of central heating is there?** (Examples: gas-fired, solid fuel, electric storage heating, gas warm air) Gas fired

**If you have answered yes, please answer the 3 questions below:**

**B. When was your central heating system or partial central heating system installed?** Don't know

**C. Do you have a maintenance contract for the central heating system?** No

If you have answered yes, please give details of the company with which you have a maintenance agreement: N/A

**D. When was your maintenance agreement last renewed?** (Please provide the month and year). N/A

# Property Questionnaire

## 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 your property while you have owned it? No

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

b. Are you aware of the existence of asbestos in your property? No

If you have answered yes, please give details:

## 10. Services

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

| Services                         | Connected  | Supplier                  |
|----------------------------------|------------|---------------------------|
| Gas/liquid petroleum gas         | Yes        | Octopus                   |
| Water mains/private water supply | Yes        | Scottish Water            |
| Electricity                      | Yes        | OVO Energy (Top up meter) |
| Mains Drainage                   | Yes        | Local Authority           |
| Telephone                        | No         |                           |
| Cable TV/Satellite               | Don't know |                           |
| Broadband                        | Don't know |                           |

# Property Questionnaire

- b. Is there a septic tank system at your property? No

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

- c. Do you have appropriate consents for the discharge from your septic tank?
- d. Do you have a maintenance contract for your septic tank?

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

## 11. Responsibilities for a 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? Yes

If you have answered yes, please give details:

Rear common garden

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

If you have answered yes, please give details:

The cost of all common repairs is allocated on an equal shares basis with the other properties in the tenement (as far as we are aware).

- c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property? No

- d. Do you have the right to walk over any of your neighbours property - for example to put out your rubbish bin or to maintain your boundaries? No

If you have answered yes, please give details:

# Property Questionnaire

- e. As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? No

If you have answered yes, please give details:

- f. As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.) No

If you have answered yes, please give details:

## 12. Charges associated with your property

- a. Is there a factor or property manager for your property? No

If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:

- b. Is there a common buildings insurance policy? No

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

- c. Please give details of any other charges you must pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.

## 13. Specialist Works

- a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? Don't know

# Property Questionnaire

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

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

Don't know

If you have answered yes, please give details.

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

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

**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)  | NHBC                                                                                                      | No |
| (v)   | Damp course                                                                                               | No |
| (vi)  | Any other work or installations?<br>(for example, cavity wall insulation, underpinning, indemnity policy) | No |

# Property Questionnaire

If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

- B. Are there any outstanding claims under any of the guarantees listed above?** No

If you have answered yes, please give details:

## 15. Boundaries

- So far as you are aware, has any boundary of your property been moved in the last 10 years?** No

If you have answered yes, please give details:

## 16. Notices that affect your property

**In the past 3 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

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 purchase of your property.

# Energy Performance Certificate



**DM HALL**

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

PF2 , 13 WATSON CRESCENT, POLWARTH, EDINBURGH, EH11 1HB

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 16 October 2025  
**Date of certificate:** 16 October 2025  
**Total floor area:** 43 m<sup>2</sup>  
**Primary Energy Indicator:** 459 kWh/m<sup>2</sup>/year

**Reference number:** 9266-1904-8200-8375-9204  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

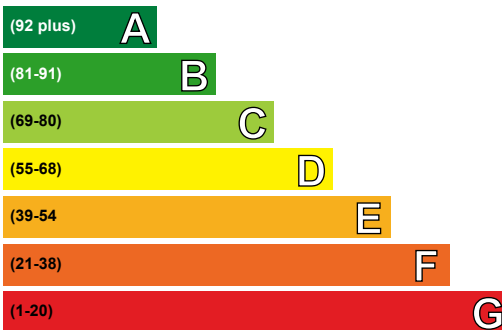
## You can use this document to:

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

|                                                   |        |                                                      |
|---------------------------------------------------|--------|------------------------------------------------------|
| Estimated energy costs for your home for 3 years* | £4,224 | See your recommendations report for more information |
| Over 3 years you could save*                      | £1,737 |                                                      |

\* 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 |
|---------|-----------|
| 48      | 69        |

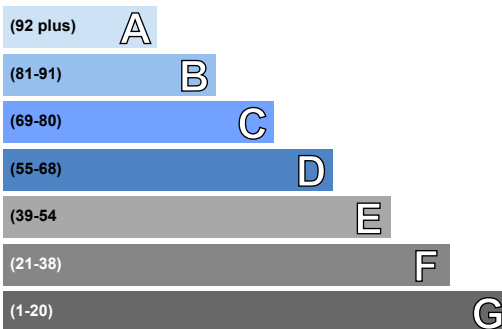
## Energy Efficiency Rating

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 (48)**. 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 CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

| Current | Potential |
|---------|-----------|
| 49      | 76        |

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

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

Your current rating is **band E (49)**

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 wall insulation           | £7,500 - £11,000 | £228.00                      |
| 2 Floor insulation (suspended floor) | £5,000 - £10,000 | £306.00                      |
| 3 Condensing boiler                  | £2,200 - £3,500  | £1203.00                     |

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

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

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

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

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

| Element               | Description                                  | Energy Efficiency | Environmental |
|-----------------------|----------------------------------------------|-------------------|---------------|
| Walls                 | Sandstone, as built, no insulation (assumed) | ★★☆☆☆             | ★★☆☆☆         |
|                       | Solid brick, as built, insulated (assumed)   | ★★★★☆             | ★★★★☆         |
| Roof                  | (another dwelling above)                     | —                 | —             |
| Floor                 | Suspended, no insulation (assumed)           | —                 | —             |
| Windows               | Fully double glazed                          | ★☆☆☆☆             | ★☆☆☆☆         |
| Main heating          | Boiler and radiators, mains gas              | ★★★★☆             | ★★★★☆         |
| Main heating controls | Programmer, room thermostat and TRVs         | ★★★★☆             | ★★★★☆         |
| Secondary heating     | Room heaters, mains gas                      | —                 | —             |
| Hot water             | From main system, no cylinder thermostat     | ★★☆☆☆             | ★★☆☆☆         |
| 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, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

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

The calculated emissions for your home are 83 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.6 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 1.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

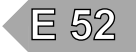
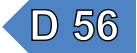
## Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings                                                            |
|---------------|----------------------|------------------------|-------------------------------------------------------------------------------------|
| Heating       | £2,259 over 3 years  | £1,587 over 3 years    |  |
| Hot water     | £1,863 over 3 years  | £798 over 3 years      |                                                                                     |
| Lighting      | £102 over 3 years    | £102 over 3 years      |                                                                                     |
| <b>Totals</b> | <b>£4,224</b>        | <b>£2,487</b>          |                                                                                     |

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

## Recommendations for improvement

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

| Recommended measures                        | Indicative cost  | Typical saving per year | Rating after improvement                                                              |                                                                                       |
|---------------------------------------------|------------------|-------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                             |                  |                         | Energy                                                                                | Environment                                                                           |
| 1 Internal wall insulation                  | £7,500 - £11,000 | £76                     |  |  |
| 2 Floor insulation (suspended floor)        | £5,000 - £10,000 | £102                    |  |  |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,500  | £401                    |  |  |

### 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](http://www.greenerscotland.org).

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

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

### 1 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside 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. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Floor insulation (suspended floor)

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

### 3 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations 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.

## 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) | 5,712.1           | N/A                       | N/A                              | N/A                             |
| Water heating (kWh per year) | 4,430.82          |                           |                                  |                                 |

## Addendum

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

## About this document

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

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

|                             |                                                                          |
|-----------------------------|--------------------------------------------------------------------------|
| Assessor's name:            | Mr. Andrew Milne                                                         |
| Assessor membership number: | EES/009383                                                               |
| Company name/trading name:  | D M Hall Chartered Surveyors LLP                                         |
| Address:                    | 17 Corstorphine Road<br>Edinburgh<br>EH12 6DD                            |
| Phone number:               | 0131 477 6006                                                            |
| Email address:              | <a href="mailto:andrew.milne@dmhall.co.uk">andrew.milne@dmhall.co.uk</a> |
| Related party disclosure:   | No related party                                                         |

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

## Use of this energy performance information

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

## **Advice and support to improve this property**

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greenerscotland.org](https://www.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





**Correspondence Address:**

8 Low Road Auchtermuchty KY14 7AU

**Customer Service Telephone:**

St Andrews: 01334 461065

Auchtermuchty: 01337 827282

Dunfermline: 01383 661177

Edinburgh: 0131 603 4643

Dollar: 01259 781648

**e-mail:** [info@thepreservationcompany.co.uk](mailto:info@thepreservationcompany.co.uk)

**web:** [www.thepreservationcompany.co.uk](http://www.thepreservationcompany.co.uk)

### Quotation Acceptance

**Quotation (REF):** QB0300

**Client:** Mrs Alison Grandison

**Property:** 13/2 Watson Crescent, Edinburgh, EH11 1HB

**Quotation Date:** 18 March 2026

**To all works detailed in this Quotation incorporating all labour and materials, as follows:**

- Wet rot works specified.
- Damp Proof Course and associated plasterwork specified, including Insurance Backed Guarantee cover

**To all works as above: £2,453 + VAT** including 1x Insurance Backed Guarantee cover

25% Deposit required: £735.90



**Building Solutions for Dampness, Fungal Decay and Timber Infestation**

**Director: G. A. White. Registered company address: Kinburn Castle, St Andrews, Fife KY16 9DR**  
**The Preservation Company of Scotland Ltd. Company reg number: 359187 (Scotland). VAT number: 995 5130 88**

**To The Preservation Company:**

I hereby acknowledge and accept this quotation in accordance with the scope and terms and conditions:

.....  
On behalf of the Client

.....  
Date

Payments can be made via the following routes:

- Cheque made payable to The Preservation Company and sent to 8 Low Road, Auchtermuchty KY14 7AU
- By BACS to RBS, Sort Code 83-26-28, Account No. 16240313
- By Debit or Credit Card.



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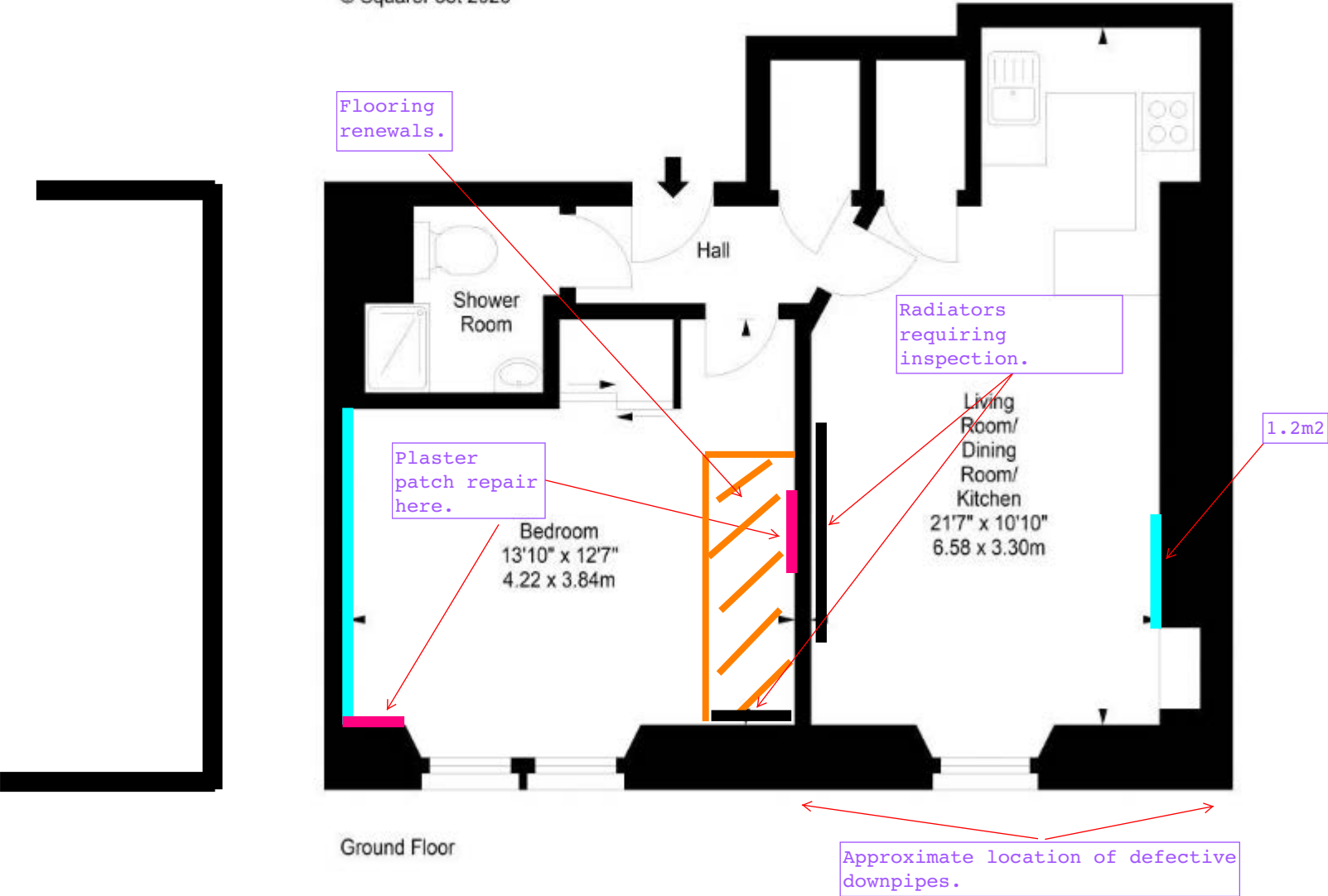
B0300-Floorplan overmarked by  
The Preservation Company  
17/03/26.

P Flat 2,  
13 Watson Crescent,  
Edinburgh,  
Midlothian, EH11 1HB



Approx. Gross Internal Area  
489 Sq Ft - 45.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026

Remove skirtings, and lay aside  
for re-use. Strip walls up 1.0  
metres up from floor level,  
except where marked otherwise.  
Remove debris, inject DPC, fit  
dryflex adhesive and membrane,  
following which then plaster  
and refit laid aside skirtings.  
All where- [redacted]





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Auchtermuchty: 01337 827282

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**e-mail:** [info@thepreservationcompany.co.uk](mailto:info@thepreservationcompany.co.uk)

**web:** [www.thepreservationcompany.co.uk](http://www.thepreservationcompany.co.uk)

REF: GW/B0300

Mrs Alison Grandison

By email: [alisongrandison@urquharts.co.uk](mailto:alisongrandison@urquharts.co.uk)

18 March 2026

Dear Mrs Grandison

**Re: 13/2 Watson Crescent, Edinburgh, EH11 1HB**

We write to confirm the results of our initial examination of the property, undertaken on 16 March 2026. This largely non-invasive survey was carried out by our Mr Gavin White following your verbal instruction of 13 March 2026.

As requested, our inspection was carried out in respect of reported dampness, as identified in the recent property home report.

We trust that we have interpreted your instructions correctly, however if there is any doubt as to the extent of our investigations or if there are any omissions, we apologise and respectfully ask that you inform us as soon as possible.

The property is a traditional late 19<sup>th</sup>/early 20<sup>th</sup> century stone, and brick built ground floor tenement flat in a block of 16nr.



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Roofs are slate clad pitched, although not inspected by ourselves.

Our report directions are taken from a position facing the front elevation of the property from the street.



Front elevation



Rear elevation

At the time of our initial inspection, it was dry. In view of the fine weather conditions it was not possible to accurately comment as to the efficacy of the existing rainwater goods, although there was clear evidence of significant damp staining around the front elevation down-pipes.

At the time of our inspection the property was un-occupied, and largely un-furnished, with a combination of carpeting, and laminated overlays. As such, we were unable to inspect most of the floor surfaces, and our sub-floor inspection was restricted to part of the room front left bedroom, only.

#### EXTERNAL OBSERVATIONS (From Ground Level)

Although not an exhaustive list, during our inspection, the following defects were noted. These “observations” do not constitute a detailed inspection, invasive or otherwise, and does not negate the requirement for possible further instruction and detailed inspection by requisite specialists in their field such as roofers, joinery contractors, plumbers, electrical contractors etc.

- Weathered chimney rendering.
- Damp staining to rear of and adjacent to the down-pipes on the front elevation.



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Weathered render



Damp staining attributed to defective rainwater goods

**Please note that no allowance has been made at this stage for rectifying the above defects, or any other external repairs considered or found to be necessary unless directly specified otherwise within the body of this report. Failure to carry out essential repair and maintenance works to the external fabric may result in water ingress to the property and increase the risk of dampness and timber decay.**

As any Guarantees issued are conditional upon the building being maintained in a good and proper state of repair for the duration of the Guarantee, it is essential that all necessary repair and on-going maintenance work is carried out by your own Joinery/Building/Roofing Contractors or otherwise, to prevent further possible rainwater penetration.

## INTERNAL OBSERVATIONS

### PENETRATING DAMPNESS

- Although there are concerns relative to timbers in contact with the front elevation wall, due to the down-pipe defects, there were no elevated moisture readings noted on the corresponding areas internally. This may require further investigation at a later date.

### RISING DAMPNESS

At the time of our inspection, elevated moisture profile readings recorded with a hand-held electronic moisture meter, along with our visual observations, indicated the presence of rising dampness to the walls as designated in need of treatments on the attached over-marked floor plan drawing. This would appear to be due to, and in the absence of any evidence to the contrary:



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- The lack of effective, or breakdown of an existing, damp proof course.
- Possible bridging of damp proof course between the solid floor and the wall plaster/render, due to the close (relative to bedroom wall only)
- Salt damp in close proximity to the former fireplace in the living room.
- Condensation.



Elevated damp readings  
noted on bedroom wall  
mutual with the close



- A significant isolated damp section was noted on the bedroom wall mutual with the living room, and this may be attributed to a leak or former leak from the radiator(s) given the evidence of pipe corrosion.
- In the course of this investigation relative to damp, we paired the carpet back and noted wood weevil in the carpet gripper and flooring ends affected by wet rot where abutting the wall, even though joist and flooring repairs have been undertaken by others previously.



Damp stain and highly  
elevated readings noted on  
bedroom wall mutual with  
living room



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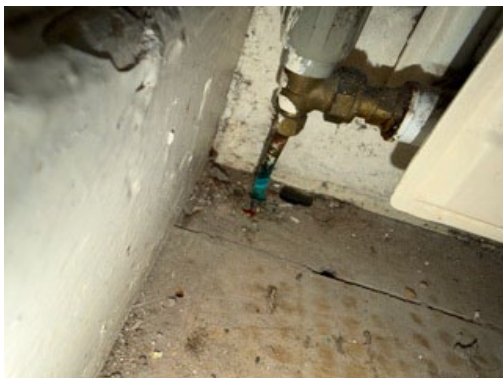
Elevated damp readings in  
flooring and skirting  
bedroom



Wood weevil in carpet  
gripper and flooring



Sub floor joist repairs have  
been carried out previously  
(bedroom)



Corrosion to radiator  
microbore



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## **CONDENSATION**

The ceiling surfaces within the shower room were noted to be affected by black spot mould, due to excessive condensation. Condensation occurs when warm moisture-laden air, cools to 'dew-point' (the temperature at which moisture condenses) against a cold surface. Intermittent heating and insufficient ventilation provide ideal conditions for condensation. As such, proper heating and ventilation must be maintained, to reduce moisture available for evaporation into the air within the property and condensing on the cold wall surfaces.



Black spot condensation  
mould in shower room

## **RECOMMENDATIONS**

**Taking all of the above into consideration, we recommend the following works:**

(This to be read in conjunction with the attached over-marked floor plan drawing, where applicable)

### **WET ROT REPAIRS**

- Uplift flooring where detailed and discard.
- Remove the defective flooring and renew in pre-treated timber T & G.

### **DAMP TREATMENT SPECIFICATION**

- **Clients' responsibility to** engage contractors to remove the wall hung radiators (bedroom and living room) and electrical face plates where we propose removing wall plaster.
- **The Preservation Company** to provide temporary dust protection as required.
- Remove sections of skirting/facing etc. as required to be laid aside for re-use and strip wall plaster to the height, distance, and areas as highlighted. Remove resultant debris from site.
- Remove any defective timber grounds and associated timber 'dooks' embedded within the building fabric.
- Drill the base of the walls at a spacing, depth and height to be determined on site and inject with silicon-based emulsion paste, incorporating vertical isolation barriers where required. **NB:** The system recommended can be installed without necessarily obtaining access to both sides of the walls.
- Supply and install Dry flex adhesive and sheet membrane.



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- Treat any exposed original timbers that are being retained for re-use with dual-purpose fluid and secure Duplex plasterboard to the exposed strapping/framing.
- Plasterboard/bond and finish any exposed membraned sections.
- Refit any previously removed skirting/facings etc. to original positions after treatments.
- Remove temporary dust protection.

## SCOPE AND LIMITATIONS OF INSPECTION

This report is only in respect of timber decay, infestation and/or dampness evident to our surveyor at the time of inspection, or which ought to be reasonably evident to the surveyor at the time of his inspection and limited to the areas as specifically instructed by you/the client. Where no inspection was possible, or was restricted, limited, or handicapped in any way we shall be pleased to carry out an additional inspection should you arrange access and instruct us accordingly. No warranty will be provided that no further defects exist to presently concealed areas.

We are not qualified to comment as to the definitive presence or otherwise of any asbestos within the property, however to comply with HSE legislation, any textured plaster wall/ceiling finishes or any other materials which we suspect may contain asbestos, **within the treatment areas**, would have to be tested by an HSE/UKAS approved contractor prior to works commencing. If you are aware of any asbestos containing materials, we would be grateful if you could advise us immediately.

**Unless expressed otherwise in this report, The Preservation Company of Scotland Ltd accepts no obligation in respect of:**

- The general structure, as this should be the responsibility of chartered or other suitably qualified surveyors in respect of the structural and other conditions of the property which may influence any change in the property ownership. Our “external observations” do not constitute a detailed inspection, invasive or otherwise and does not negate the requirement for possible further instruction and detailed inspection by requisite specialists in their field such as roofers, joinery contractors, plumbers, electrical contractors etc.
- The external joinery timbers where exposed to the elements.

It should also be understood that a survey at a specific date and time only relates to conditions noted at the time of survey and findings can be heavily influenced by climatic conditions. Conditions noted at initial survey may change over the passage of time.

## GENERAL

In accordance with our terms and conditions and to be able to carry out the detailed treatments we require usage of running water and an electricity supply. If this is not possible, please inform our office as soon as is practicable.



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In respect of any re-plastering work, occasionally hairline cracking can occur. This does not have any impact on the efficacy of the specialist works and should be made good by your decorator as required and after suitable drying out time has elapsed following our treatments.

Mould formations on new plaster, as it begins the drying out process, especially when applied on to membrane systems, is not un-common and should not be any cause for immediate concern. The mould will clear if the property is appropriately heated and ventilated.

As party walls are a mutual responsibility, it is your responsibility to advise your neighbours of any specified treatments to be carried out to those areas under the Party Wall Act 1996. It may also be necessary (to complete a damp proof course installation for example) to access a neighbouring proprietor's land. Wherever possible, we ask that you obtain permission from the relevant person(s) prior to our arrival on site. Every precaution will of course be undertaken to protect shrubs, plants, grass etc. We will not be held responsible for any unforeseen damage to neighbouring/adjoining properties.

## HEALTH AND SAFETY

In carrying out the Treatments, every care will be taken to always ensure the safety of our Consumers and our operatives. To comply with current Health and Safety Legislation, it is essential that the areas requiring the treatments remain vacant and well-ventilated as far as is reasonably practicable. This applies both during the application of the treatments, and for a minimum of 8 hours after completion of the treatments.

**Covid-19** - We will require you to aid and facilitate our team in strict compliance of social distancing and hygiene protocol as set out in current government guidelines (11 May 2020).

Whilst every care will be taken when implementing works incorporating lintel removals, structural timbers etc., should, when we expose building conditions considered to be unstable/unsafe, such as inadequately bonded walls, poor foundations, or such like, we may find it necessary to consult a qualified Structural Engineer. This will likely result in increased cost, dependant on the extent of works deemed to be required to make the building safe. You will be kept always informed of developments in the unlikely event that this course of action is necessary.

## CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS (CDM) 2015

Risk Assessments and Method Statements (RAMS) for the site and any hazardous works proposed have been undertaken but retained on file (copy available on request).

## FIXTURES AND FITTINGS

Unless agreed otherwise and allowed for within our quotation, the client will be responsible for removal of carpets, furnishings plants and household possessions, prior to our arrival on site. We always take every reasonable precaution to protect your property with dustsheets and polythene etc. and shall clean up any debris arising from our works. It will however be



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your own responsibility to carry out the final washing down, dusting and vacuuming which may be required upon completion of our works.

Where applicable you must remove all fixtures and fittings in affected areas of the property before we commence work. If our report includes a report drawing, the areas of work are clearly identified and any fixtures or fittings on or against those sections of wall/floor will require to be removed. **This to include floor coverings, bathroom/kitchen fitments, radiators, and any other plumbing/electrical fitments.** We cannot be held responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on our part, or on the part of our servants or agents).

We cannot be held responsible for damage caused to any hidden services, concealed within/to the rear of wall plaster or within concrete floors, not brought to our attention prior to works commencing.

## GUARANTEES

Upon completion of the contract and on payment of our account in full, our **20 Year Guarantee** will be issued against any re-occurrence of dampness rising through our damp proof course installation.

In respect of our completed wet rot repairs, and payment of our account in full, our **20 Year Guarantee** will be issued against any re-occurrence of outbreak in the treatment area.

Ancillary operations are not covered by any treatment guarantees although protection is afforded under the Consumer Protection Act 1987 in terms of your statutory rights.

**As members of the Property Care Association, we offer a 10 Year Insurance Backed Guarantee on our own Company Guarantee provided by Quality Assured National Warranties (see [www.qanw.co.uk](http://www.qanw.co.uk)).** Most other specialist contractors offer this service as an optional item, however usually we offer this insurance **within the price** as quoted in terms of our specialist treatments.

We are also members of Trustmark (see [www.trustmark.org.uk](http://www.trustmark.org.uk) for details of the benefit of being associated with a member of this scheme).

**Guarantees are issued and conditional upon the building being maintained in a good and proper state of repair for the duration of the Guarantee.**

## ACCEPTANCE OF QUOTATION

We would be delighted to undertake the specified works for you. To proceed we require your signed acceptance of quotation and a deposit payment of 25% of the overall contract price including VAT. Details of how you can make payment are enclosed in our Quotation Acceptance document attached to this report. (If this is not attached, please contact us as it forms part of our contract and, as such, should be read carefully).



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In the event and where we have charged an initial survey fee, this will be addressed in the attendant surveyor's overall contract cost calculations and will not show as a separate entity on the quotation acceptance or final invoice.

#### AGREEMENT OF THESE CONDITIONS

**Given the current volatility in both the supply and cost of building materials our Quotation is valid for an initial acceptance period of 14 days only.** After this time, and if found to be required, we reserve the right to alter the price you have been quoted. The information supplied in this report and quotation is for the intended recipient only. On no account should the information be passed on to any other person or organisation without the explicit consent of The Preservation Company Ltd.

#### CANCELLATION

Should you choose to cancel the contract then you may be responsible for meeting the cost of any outlays reasonably incurred by the Company, up to the point of cancellation.

Should you wish after acceptance to cancel this contract, please send written notice to:-

Mr Gavin White (Managing Director)  
The Preservation Company Ltd  
8 Low Road  
Auchtermuchty  
Cupar  
Fife  
KY14 7AU

Should you wish to accept our quotation, or indeed should you have any questions relative to any of the detail herein, please do not hesitate to contact our administrative assistant Diane Hetherington by e-mailing [diane@thepreservationcompany.co.uk](mailto:diane@thepreservationcompany.co.uk) or by calling Head Office on 01334 461065, and your enquiry will be timeously attended to.

Yours sincerely



Gavin White CSTDB CSSW WDS  
Spray foam insulation awareness trained  
Director  
Mobile: 07799 866191



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### **Quotation**

**Quotation (REF):** QB0300  
**Client:** Mrs Alison Grandison  
**Property:** 13/2 Watson Crescent, Edinburgh, EH11 1HB  
**Quotation Date:** 18 March 2026

**To all works detailed in this Quotation incorporating all labour and materials, as follows:**

- Wet rot works specified.
- Damp Proof Course and associated plasterwork specified, including Insurance Backed Guarantee cover

**To all works as above: £2,453 + VAT** including 1x Insurance Backed Guarantee cover

Enc  
Report Drawing  
Quotation Acceptance  
Terms & Conditions  
Insurance Backed Guarantee Information Leaflet  
Condensation Leaflet



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DM Hall LLP, a Limited Liability Partnership registered  
in Scotland with Registration number SO301144

A full list of members can be obtained from the head office,  
17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

DM Hall has a network of offices across Scotland,  
Cumbria and the Southwest of England.

# DM HALL