GRAHAM + SIBBALD

Delivering More. Caring More.

Home Report

12/3 Annfield
Edinburgh EH6 4JF

Date of Valuation: 06/10/2026

UK Chartered Surveyors and Property Consultants

g-s.co.uk

Single Survey

Survey report on:

Property Address	12/3 Annfield Edinburgh EH6 4JF
Customer	Ross & Sharon Fraser
Prepared by	Graham + Sibbald Property Consultants Limited
Date of Inspection	06/10/2026

GRAHAM + SIBBALD

1. Information and Scope of Inspection

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

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

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

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

Description	The property comprises a top floor flat within a three storey C listed block.

Accommodation	Entrance Hall, Living Room, Kitchen, Bedroom with en-suite bathroom and WC.

Gross Internal Floor Area (m²)	40 or thereby

Neighbourhood and Location	The property is located within the Newhaven district of Edinburgh where surrounding properties are broadly comparable in terms of age, type and style. Local facilities and amenities are available nearby.

Age (Year Built)	Circa 1850

Weather	Dry at the time of inspection.

Chimney Stacks	The chimney stacks are of rendered masonry. Visually inspected with the aid of binoculars where appropriate.

Roofing including Roof Space	The roof is of pitched timber construction overlaid with slates along with flat sections overlaid in a bituminous felt covering or similar. Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.

Rainwater Fittings	Gutters and downpipes are of cast iron construction. Visually inspected with the aid of binoculars where appropriate.

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

Windows, External Doors and Joinery	Windows are a mix of upvc double glazed type and of single glazed timber type. Main door is of timber construction. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.

External Decorations	Painted finishes. Visually inspected.

Conservatories / Porches	N/A

Communal Areas	Communal entrance hall and stairwell which is accessed via a secured entry system. Circulation areas visually inspected.

Garages and Permanent Outbuildings	N/A

Outside Areas and Boundaries	N/A

Ceilings	Ceilings are plasterboard lined. Visually inspected from floor level.

Internal Walls	Internal walls are a mix of plastered on the hard construction and plasterboard lined. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors Including Sub-Floors	Suspended timber with fitted floor coverings throughout. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. 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. 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 .

Internal Joinery and Kitchen Fittings	Internal doors, skirtings and facings are of a timber variety. The kitchen is fitted with a range of floor mounted units. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

Chimney Breasts and Fireplaces	Gas fire within living room. Visually inspected. No testing of the flues or fittings was carried out.

Internal Decorations	Internal decorative finishes are mostly of paint. Visually inspected.

Cellars	N/A

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

Gas	Mains. 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.

Water, Plumbing and Bathroom Fittings	Mains. Plumbing where seen is copper and pvc. The bathroom comprises a two piece suite and a two piece WC. 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. It should be appreciated that concealed areas beneath and around baths and shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas. Waterproof seals in sanitary areas should be checked and maintained on a regular basis.

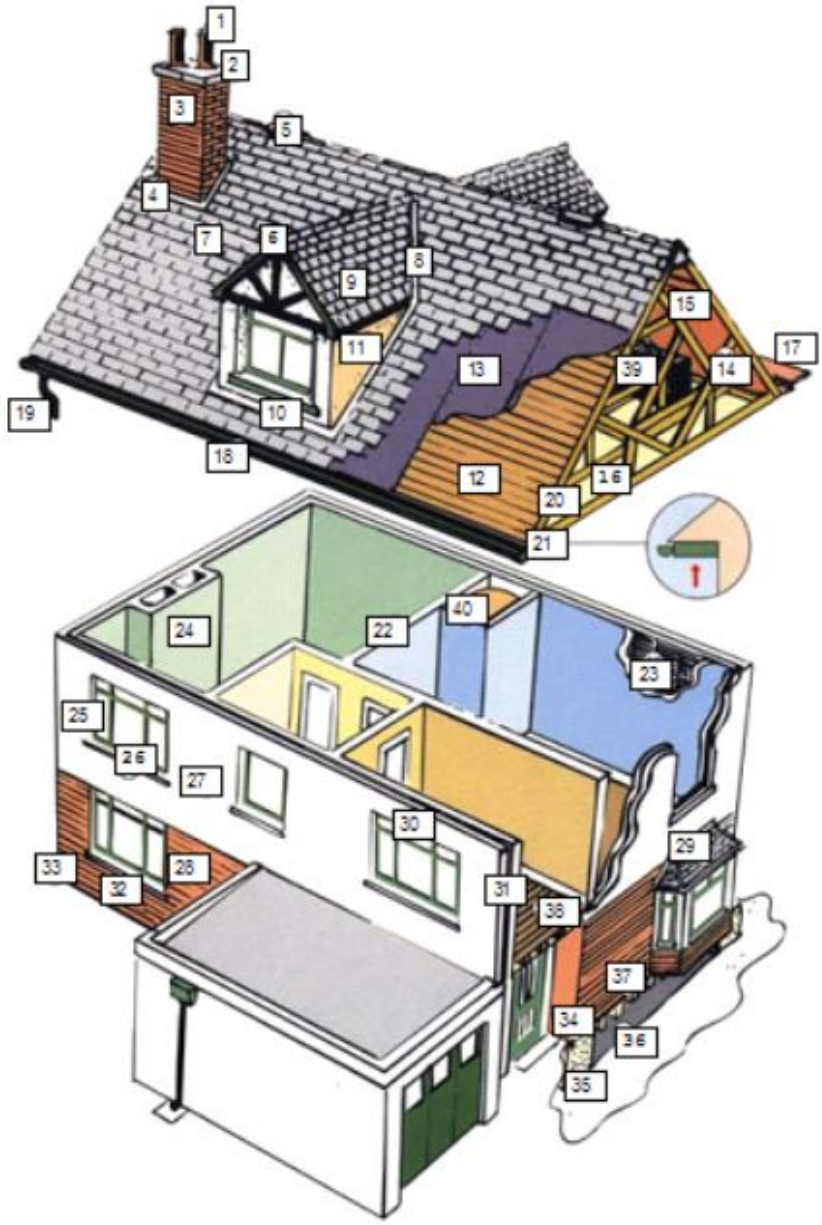
Heating and Hot Water	Heating and hot water is by a gas fired combination boiler with boiler located in the kitchen. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.

Drainage	Assumed mains to public sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Fire, Smoke and Burglar Alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. New smoke alarm standards were introduced in Scotland in February 2022 and it is likely that some properties may require additional works to meet these standards. In instances where alarms are in place, no tests whatsoever have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchaser should satisfy themselves as to whether the current system meets with regulations or otherwise.

Additional limits to Inspection	It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection. Our inspection was restricted to the exposed and accessible surface fabric. No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. A restricted inspection was possible only of the roof and chimneys from ground level. Insulation has been laid over the roof joists and accordingly a head and shoulders inspection of the roof space was possible only. Due to fitted carpets and floor coverings no detailed inspection was possible of the floor timbers and accordingly we cannot guarantee their soundness or otherwise. It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor. The property was fully furnished at the time of our inspection and the services were not tested. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

Sectional diagram showing elements of a typical house



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

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

2. Condition

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

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

	**Structural Movement**
Repair Category	**1**
Notes	There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.

	**Dampness, Rot and Infestation**
Repair Category	**2**
Notes	There was evidence of woodworm noted in the attic. Peter Cox has inspected the property on 12th October 2026 having found active woodworm and outline works required. Full details and any guarantees should be sought. The vendor advised they will get the works carried out.

	**Chimney Stacks**
Repair Category	**2**

Notes	Weathering was noted to the chimney stacks. It should appreciated that they are of an age where on-going maintenance will be required, particularly to flashing details to ensure water tightness.



Roofing including Roof Space

Repair Category	**2**
Notes	The roof covering is now of an age where ongoing and regular maintenance will be required and it would be prudent to seek the advice of a roofing contractor to comment on its current condition and expected lifespan. Flat roof sections will require above average maintenance and eventual reroofing. The vendor has advised some recent roof repairs have been carried out. Full details should be sought.



Rainwater Fittings

Repair Category	**2**
Notes	Attention is required to areas of the rainwater goods system where deterioration has occurred.



Main Walls

Repair Category	**2**
Notes	The stonework is weathered and attention is required to pointing. Repairs in this regard should be envisaged as part of an ongoing maintenance programme.

	**Windows, External Doors and Joinery**
Repair Category	**1**
Notes	These generally appeared in fair condition consistent with age. Windows can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance/ repair will be required as part of an ongoing maintenance programme.

	**External Decorations**
Repair Category	**1**
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.

	**Conservatories / Porches**
Repair Category	**N/A**
Notes	N/A

	**Communal Areas**
Repair Category	**2**
Notes	Some damp and cracked plaster noted along with a cracked pane to the entrance door. Ongoing maintenance and repairs should be envisaged.

	**Garages and Permanent Outbuildings**
Repair Category	**N/A**
Notes	N/A

	**Outside Areas and Boundaries**
Repair Category	**N/A**
Notes	N/A

	**Ceilings**
Repair Category	**1**
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age. However some hairline cracks noted. During redecoration some plaster filling/repair may be required.

	**Internal Walls**
Repair Category	**1**
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age. Some cracking and blemishes have occurred and some plaster repairs may be required.

	**Floors including Sub-Floors**
Repair Category	**1**

Notes	No significant defects noted within the limitations of the inspection.



Internal Joinery and Kitchen Fittings

Repair Category	**1**
Notes	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. The kitchen fittings are generally in fair condition for their age and type.



Chimney Breasts and Fireplaces

Repair Category	**1**
Notes	All flue linings should be checked, repaired if necessary and swept prior to the fires being reused.



Internal Decorations

Repair Category	**1**
Notes	The property appears in fair decorative order although it is recognised that on taking occupancy home owners may consider redecoration.



Cellars

Repair Category	**N/A**

Notes	N/A



Electricity

Repair Category	**1**
Notes	The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



Gas

Repair Category	**1**
Notes	In the interest of safety all gas appliances should be checked by a Gas Safe Registered Engineer.



Water, Plumbing and Bathroom Fittings

Repair Category	**1**
Notes	The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings appeared in fair order consistent with age.



Heating and Hot Water

Repair Category	**1**

Notes	There is a gas fired central heating system and gas fittings and these should all be checked and serviced in the normal manner. In the interests of safety it would be prudent to have all gas appliances checked by a Gas Safe registered tradesman.



Drainage

Repair Category	**1**
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

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

Structural Movement	1
Dampness, Rot and Infestation	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 / Porches	N/A
Communal Areas	2
Garages and Permanent Outbuildings	N/A
Outside areas and Boundaries	N/A
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	1
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility Information

Guidance Notes on Accessibility Information

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

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

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

4. Valuation and Conveyance 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 cost for insurance purposes.

Matters for a Solicitor or Licensed Conveyancer
It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase. The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed. You should clarify from your legal advisor the extent of common repair liability. We assume that the carriageways etc., ex adverso the subjects are the responsibility of the Local Authority. It is also assumed that any new access roads, footpaths etc., will be private and will be brought up to adoption standards and liability thereafter will be shared according to use. Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds. We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate. The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include the creation of the bathroom , this is deemed historic.

Estimated Reinstatement Cost for Insurance Purposes	£160,000

It is assumed that insurance cover is obtainable on normal terms. The guidance figure is the estimate of costs for reinstating the subjects as at the date of inspection based on information provided by the Building Cost Information Service (BCIS). It is recommended that this figure is kept under regular review to ensure that you have adequate insurance cover. We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS STERLING)

Valuation and Market Comments	£150,000

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis would be fairly stated in the region of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS STERLING)

Report Author	Sean Hadden

Address	40 Torphichen Street, Edinburgh, EH3 8JB

Signed Name and Qualification	 Sean Hadden BSc (Hons) MRICS For and on behalf of Graham + Sibbald

Date of Report	8/10/2026

TERMS AND CONDITIONS OF SINGLE SURVEY

GENERAL

1.1 The Surveyors

The Seller has engaged the Surveyors to provide the 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 Report. 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 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 are required 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. *

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 in the adjacent box. Yes

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

* Which shall be in accordance with the current RICS Appraisal and 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 the 1st of December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Report 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 Report 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 advisors 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 is prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would be (or, as the case might be, would have been) 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 advisors 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.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following : a) 25% of the valuation or b) £250,000.

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 Report. It is the responsibility of the Seller to ensure that the Generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 Transcript Mortgage Valuation for Lending Purposes

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

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

1.6 Intellectual Property

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

1.7 Payment

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

1.8 Cancellation

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

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

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

In the case of cancellation by the Seller, for whatsoever 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.

If our account details change, we will notify these to you by letter or face to face and never by email.

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 the Property should exchange, on the date of valuation, between a willing seller and a willing buyer in an arm's length transaction after proper marketing 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;
- the "Surveyors" are Graham + Sibbald Property Consultants Limited, a limited company incorporated in Scotland (Registered Number SC837809) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB, of which the Surveyor is an employee, director or member (unless the Surveyor is not an employee, director or member, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report; and

- 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.
- "Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).
- "UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.
- "UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

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 Report of Property 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 affect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the Property is free of any other minor defects.

Throughout the Report the following repair categories will be used to give an overall opinion of the state of repair and condition of the Property:

2.3.1 Category 3:

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

2.3.2 Category 2:

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

2.3.3 Category 1:

No immediate action or repair is needed.

WARNING:

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the Property. This is particularly true during slow market conditions when the effect can be considerable. Parts of the Property which cannot be seen or accessed will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors

2.4 Services

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

2.5 Accessibility

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

2.6 Energy Report

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

2.7 Valuation & Conveyancer Issues

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

"Market Value" **is the estimated amount for which a property should exchange on the date of valuation within a willing buyer and willing seller in an arms-length transaction after proper marketing wherein the parties have each acted knowledgably, 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 uninspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

Sellers or prospective Purchasers may consider it prudent to instruct a re-inspection 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.

It is assumed that any relevant Local Authority consents, warrants and completion certificates have been obtained where construction or alteration works have been undertaken.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish Courts will have exclusive jurisdiction to hear such claims.

DATA PROTECTION

Graham + Sibbald and the Client each undertake that:

(a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and
(b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice on their website.

Mortgage Valuation Report for Home Report

GRAHAM SIBBALD

Source: G+S Home Report | Seller Name: Ross & Sharon Fraser | Reference: EDI-2026\10\0016

1) Property Details

House Name	
Number / Ext	12 /3
Street	Annfield
Area	
Town	Edinburgh
Postcode	EH6 4JF

2) Description of property

Property Type	Flat	House Type	Purpose Built	Floor number of subject property	2
Year Built	Circa 1850	Non Traditional Construction? (*Specify under general comments)	No	No. of floors in block	3
				No. of flats in block	3

3) Accommodation - give number of:

Receptions	1	Bedrooms	1	Kitchens	1	Bathrooms	1	Total Inside W.C.s	1	No of floors	1

Other	none	Garage(s)	No	Outbuildings	none	Garden	none

4) Tenure

Absolute Ownership | If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied: x | Tenanted: | Vacant:

If part tenanted, please give details

5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement,subsidence,flooding or mining? Yes

If yes, please clarify: There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.

6) Condition of Property

	Yes	No
Are essential internal repairs required?		x
Are essential external repairs required?		x
Should the repairs be effected before the advance is made?		
Is a mortgage retention recommended?		x

If the answer to any of the above questions is Yes, please provide further detail:

RICS
Regulated by RICS
Chartered Surveyors
A Quality Assured Firm

7) Services Mains water [x] Mains drainage [x] Electricity [x] Gas [x] Central heating [Gas]

8) Insurance Reinstatement Value

Total area of all floors measured internally (m²)	40 or thereby
Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded)	£160,000

9) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)

Comment on mortgageability

In our opinion the property forms suitable security for loan purposes subject to specific lender`s criteria which may vary.

Valuation in present condition:	**£150,000**
Valuation on completion of any works required under Question 6:	

10) General Comments

Please advise of any special features of the property and/or the location, which affects the property.

The property is located within the Newhaven district of Edinburgh where surrounding properties are broadly comparable in terms of age, type and style. Local facilities and amenities are available nearby.

At the time of inspection the general condition of the property appears consistent with its age and type of construction and was generally found to be in fair order throughout. Some ongoing maintenance /repair routine to the external fabric of the building should be anticipated.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include the creation of the bathroom , this is deemed historic.

IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES.

Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

Signature 

Valuer name and qualification: Sean Hadden BSc (Hons) MRICS
For and on behalf of Graham + Sibbald

Date of inspection: 06/10/2026

Date of report: 08/10/2026

Company / Firm Name: Graham + Sibbald Property Consultants Limited

Office Name Edinburgh

Office Addr1 40 Torphichen Street

Office Addr2

Area

Town Edinburgh

Postcode EH3 8JB

Tel no 0131 225 1559

MORTGAGE VALUATION - CONDITIONS OF ENGAGEMENT

In these Terms and Conditions of Engagement, the following expressions shall have the following meanings:

"Agreement" means these Terms and Conditions of Engagement, the Instructions and the confirmation letter issued by Graham + Sibbald.

"Client"/"you"/"your" means the person, firm, company, organisation or other entity engaging Graham + Sibbald to provide the inspection services.

"Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).

"Graham + Sibbald"/"we"/"us"/"our" means Graham + Sibbald Property Consultants Limited, a limited company incorporated in Scotland (Registered Number SC837809) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB.

"Instructions" means the written or verbal instructions by the Client to Graham + Sibbald, which appoint Graham + Sibbald to provide the inspection services.

"Property" means the property identified and described in the Instructions.

"UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.

"UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

A valuation for mortgage is a limited inspection and report produced for building societies, banks and other lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the Property for mortgage purposes and is carried out for this purpose alone. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the Property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the Property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the Property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly, the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the Property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phraseology may differ. Many people rely on the mortgage valuation certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report on the condition of the building.

The definition of 'market value' is the estimated amount for which a Property should exchange on the date of valuation, between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a comparable basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the Property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the Property is free from defect. Defects which are not considered materially to affect the value of the Property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content.

In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoings or onerous restrictions contained within the titles of which we have no knowledge. The surveyor has further assumed that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of Property that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an asbestos register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a register of asbestos and effective management plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation - Global Standards 2017 and incorporating IVSC International Valuation Standards and, unless other stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 10 Charlotte Square, Edinburgh EH2 4DR.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the Client's lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed with you in advance.

We confirm that Graham + Sibbald operates formal procedures to deal with complaints from clients in accordance with By-law 19, Regulation 2.7 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following: a) 25% of the valuation or b) £250,000.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish courts will have exclusive jurisdiction to hear such claims.

Graham + Sibbald and the Client each undertake that: (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice available via our website.

Energy Performance Certificate (EPC)

Dwellings

Scotland

2F1 , 12 ANNFIELD, NEWHAVEN, EDINBURGH, EH6 4JF

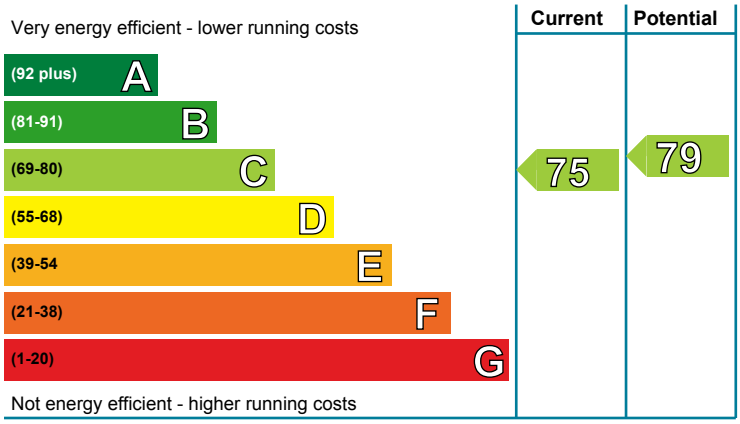
Dwelling type:	Top-floor flat	**Reference number:**	3090-8362-0222-6002-1063
Date of assessment:	06 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	08 October 2026	**Approved Organisation:**	Elmhurst
Total floor area:	40 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	181 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£1,692**	See your recommendations report for more information
Over 3 years you could save*	**£327**	

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

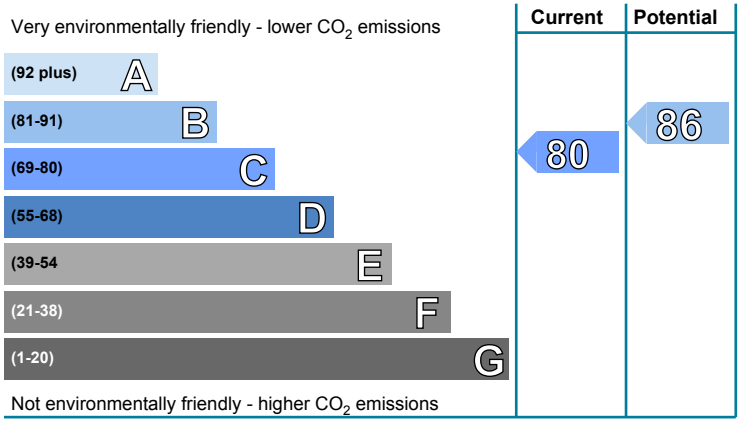


Energy Efficiency Rating

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

Your current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band C (80)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£900 - £1,200	£105.00
2 Internal wall insulation	£7,500 - £11,000	£222.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed) Sandstone, as built, insulated (assumed)	★★☆☆☆ ★★★★☆	★★☆☆☆ ★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★☆☆	★★★☆☆
Floor	(another dwelling below)	—	—
Windows	Partial double glazing	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
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_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 33 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.3 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 0.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,245 over 3 years	£918 over 3 years	You could save £327 over 3 years
Hot water	£357 over 3 years	£357 over 3 years	
Lighting	£90 over 3 years	£90 over 3 years	
Totals	**£1,692**	**£1,365**	

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

Recommendations for improvement

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

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Increase loft insulation to 270 mm	£900 - £1,200	£35	C 77	B 82
2	Internal wall insulation	£7,500 - £11,000	£74	C 79	B 86

Choosing the right improvement package

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

energy saving trust

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

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

1 Loft insulation

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

2 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).

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)	3,635.5	N/A	N/A	N/A
Water heating (kWh per year)	1,664.24			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Sean Hadden
Assessor membership number:	EES/033307
Company name/trading name:	Graham & Sibbald
Address:	40 Torphichen Street Edinburgh EH3 8JB
Phone number:	0131 225 1559
Email address:	edinburgh@g-s.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Property Questionnaire

PROPERTY ADDRESS:	12/3 Annfield Newhaven Edinburgh EH6 4JF

SELLER(S):	Ross Fraser Sharon Fraser

COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	23/09/2026

PROPERTY QUESTIONNAIRE
Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property? 21 Years

2. Council Tax

Which Council Tax band is your property in?

A ~~B~~ ~~C~~ ~~D~~ ~~E~~ ~~F~~ ~~G~~ ~~H~~

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- **Garage**
- **Allocated parking space**
- **Driveway**
- **Shared parking**
- **On street**
- **Resident permit**
- **Metered parking**
- **Other (please specify):**

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)?	**~~Yes/No~~/ Don't know**
5.	**Listed Buildings**	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	**Yes/~~No~~ C listed**
6.	**Alterations / additions / extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** **<u>If you have answered yes</u>, please describe the changes which you have made:**	**~~Yes~~/No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	**~~Yes/No~~**

	<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.**	
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes/~~No~~**
	(i) Were the replacements the same shape and type as the ones you replaced?	**Yes/~~No~~**
	(ii) Did this work involve any changes to the window or door openings?	**~~Yes~~/No**
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): 2020, replaced dormer kitchen window. **Please give any guarantees which you received for this work to your solicitor or estate agent.**	

7. Central heating	

a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes/partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)** **Gas central heating** **<u>If you have answered yes, please answer the 3 questions below:</u>**	**Yes/~~No/~~ ~~Partial~~**
b.	**When was your central heating system or partial central heating system installed?** **2006. However, new boiler was installed May 2026**	

c.	**Do you have a maintenance contract for the central heating system?** **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:** **Checked yearly due to being landlords and this being a rental property.**	**Yes/~~No~~**
d.	**When was your maintenance agreement last renewed? (Please provide the month and year).** N/A – paid annually at time of inspection	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes/~~No~~**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**~~Yes~~/No** **Yes/No**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**~~Yes~~/No**

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	X	Octopus
Water mains / private water supply	X	Scottish Water
Electricity	X	Octopus
Mains drainage	X	Scottish Water
Telephone	N/A	
Cable TV / satellite	N/A	
Broadband	N/A	

b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:	~~Yes~~/No
c.	Do you have appropriate consents for the discharge from your septic tank?	Yes/No/ Don't Know

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:	Yes/No
11.	Responsibilities for Shared or Common Areas	

a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	~~Yes~~/No/ ~~Don't Know~~
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	Yes/~~No~~/ ~~Not applicable~~
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes/~~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? If you have answered yes, please give details:	~~Yes~~/No

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? If you have answered yes, please give details:	~~Yes~~/No
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.) If you have answered yes, please give details:	~~Yes~~/No
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:	~~Yes~~/No
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	~~Yes~~/No/ ~~Don't know~~ Yes/No/ Don't know
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.	

	N/A	
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? 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	~~Yes~~/No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details	~~Yes~~/No
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	Yes/No

	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~~	~~Yes~~	Don't Know	~~With title deeds~~	~~Lost~~
(ii)	Roofing	~~No~~	~~Yes~~	Don't Know	~~With title deeds~~	~~Lost~~
(iii)	Central heating	~~No~~	~~Yes~~	Don't know	~~With title deeds~~	~~Lost~~
(iv)	NHBC – N/A	~~No~~	~~Yes~~	~~Don't know~~	~~With title deeds~~	~~Lost~~
(v)	Damp course N/A	No	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	~~No~~	~~Yes~~	~~Don't know~~	~~With title deeds~~	~~Lost~~

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

c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	~~Yes~~/No

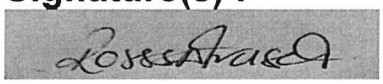
15. Boundaries	
So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:	~~Yes~~/No/ ~~Don't Know~~

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

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

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

Signature(s) :



Sharon Fraser.

.....

Date: 23/09/2026

PETER COX

raising standards in property preservation



Survey Report & Proposal

raising standards in property preservation

Peter Cox
Edinburgh Branch Office

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Viking Way
Rosyth
Fife
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T: 01383 420563
ed-contracts@petercox.com
www.petercox.com/edinburgh/

16th October 2026

Reference No: ENQ850101
Ross Fraser
33 Easter Drylaw View
EDINBURGH
Midlothian
EH4 2QR

PROPERTY ADDRESS

12/3 Annfield
EDINBURGH
Midlothian
EH6 4JF

Dear Mr Fraser

Following my survey of the above property on 12th October 2026, I am pleased to enclose our Survey Report.

In accordance with your instructions, we have confined our inspection to the areas as indicated by you. If there are any omissions or if you believe that we have misinterpreted your survey instructions we apologise and if so we would be obliged if you could inform us as soon as possible so we can rectify any problems.

As soon as we receive your signed acceptance form, arrangements will be made to undertake the work.

This Survey Report has been sub-divided into convenient sections so that you may easily find details of the survey, our recommendations and any quotations as applicable as well as other useful information.

In the meantime, if there are any points that you wish to discuss, you can contact me using the details below.

Yours sincerely

Stefan Laidlaw

Advanced Property Surveyor
07861774545
stefan.1.laidlaw@petercox.com

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PROPERTY DESCRIPTION

The property is a Second Floor Stone Built Flat .

THE SURVEY

In accordance with your specific instructions, we carried out a survey of the undermentioned parts of 12/3 Annfield, EDINBURGH, Midlothian, EH6 4JF on the 12th October 2026. Our findings and recommendations are set out below and should be read in conjunction with the enclosed General Notes for clients and Health and Safety precautions.

We must draw to your attention that this survey was conducted only in those areas that we were requested to inspect. Solely to identify evidence of Woodboring Insects.

NOTE: The terms left, right, front and rear are used as if facing the front elevation of the building from outside.

SURVEY

External Survey

• Property Description - Second Floor Stone Built Flat with Slate Roof

Weather Conditions - Dry and Sunny

Temperature - 14 degrees celsius

Property was unoccupied.

We inspected the external side of the property from ground level and noticed the following,

We had no view of the roof from the ground level.
We can't comment on the rainwater goods due to the weather conditions.
Seals around doorways and windows were fine.
External stonework was in a visually fine condition.
External pointing was fine.

Internal Survey

Roof Void

Joinery Timbers

• ROOF VOID

Observations
The roof is a construction of joists and sarking boards to make up a pitched roof.

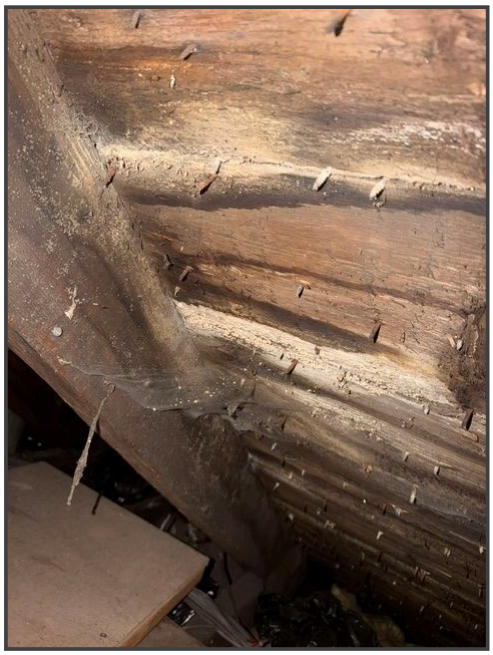
Evidence of infestation by Common Furniture Beetle (Anobium punctatum) was present. This wood-boring insect is responsible for about 75% of all woodworm damage in this country and will attack softwood and hardwood.

Moderate scattered infestations were noted to the roof timbers.

Signs of Woodworm
Exit holes in timber - round or oval shaped with sharp edges, the holes will appear clean and fresh. Tunnels in the wood - also known as 'galleries' which are often hard to see bore dust - (also known as frass) is caused by emerging adult beetles, usually visible below the infested timber.

We also noted various areas of salts on the timbers due to leaks. These look historic leaks but because it was dry we can't determine exactly if they are.

We would recommend your own contractor check the roof and repair any defects if any are present.



Recommendations

• Peter Cox are to carry out TREATMENT No. 1 as follows:-

Provide protective sheeting to the floors in and around the working area, including from the nearest convenient external door.
Cover all electrical junction boxes with polythene.
Move insulation to the side.
Using a hard brush we will remove mould and salts from timbers, however staining may remain to timbers.
All accessible exposed roof timber surfaces are to be prepared and insecticidal and fungicidal fluid is to be applied to all such exposed surfaces.
Move insulation back in place.
Leave site clean and tidy.

Guarantee
Upon completion of the contract our 20-year guarantee will be issued in respect of the specified specialist timber treatments undertaken, offering you peace of mind for your property in the future. A specimen guarantee is available on request or can be viewed at www.petercox.com. Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.

Option

• We would like to undertake the works specified for you, as detailed on the enclosed Quotation Sheet. Where we have provided more than one quotation we feel that you would benefit from using one specialist contractor for all the works. However, we will, of course, be more than willing to undertake individual works as chosen by you.
To arrange for a convenient start date for the works to proceed please complete and return the enclosed acceptance to our local office.
A provisional start date may be arranged by contacting Toni Cooper our Contracts Manager on 01383 420 560.
Should you wish to discuss this report or our treatments in any greater detail or you would like clarification of the works allowed for in our quotation, please contact me through this office or on 07861 774545 any time up to 5.00pm.

Yours sincerely
For and on behalf of Peter Cox
Stefan Laidlaw
Advanced Surveyor

Customer Instructions

Client to provide mains electricity and clean water supply.

NOTES

• For specialist work a certificate of guarantee will be provided when the work has been completed and the account paid in full.

• Extent of Survey: The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.

You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

Please read carefully the content of this report and all of its enclosures.
This survey must not be regarded as a substitute for a structural survey

raising standards in property preservation

Client Ref. 1A1452603FF

Peter Cox
Edinburgh Branch Office

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1 Aquarius Court
Viking Way
Rosyth
Fife
KY11 2DW
T: 01383 420563
ed-contracts@petercox.com
www.petercox.com/edinburgh/

Ref: ENQ850101 **Date:** 16th October 2026

Client

Ross Fraser
33 Easter Drylaw View
EDINBURGH
Midlothian
EH4 2QR

Property

12/3 Annfield
EDINBURGH
Midlothian
EH6 4JF

QUOTATION	WORK REQUIRED (Excluding VAT)	VAT Amount	Total Amount Payable Incl VAT	Tick box	OPTIONAL INSURANCE	Tick box
Woodworm and Fungicide Treatments To The Roof Timbers.	£554.18	£110.84	£665.01	[ ]		[ ]
TOTAL	**£554.18**	**£110.84**	**£665.01**		**N/A**	

Are you going to be the end user of the services on this agreement? [NO / YES]
Are you VAT registered? [NO / YES]

Are you CIS registered? [NO / YES]
VAT Number : .....

Values in the column headed "Work Required" will be plus VAT at current rate at the time of invoicing. Values in the column headed "Optional Insurance" are not subject to VAT but do include Insurance Premium Tax. The purchase of insurance is optional and is not a requirement of accepting the work recommended. Rentokil Insurance will contact you direct for payment.

Terms and Conditions apply.

I understand the observations and recommendations contained in this report and confirm that they correspond with my instructions to request an estimate for remedial work required in relation to the property. I fully understand and accept the terms of the transferable guarantee, where applicable, which only applies in relation to the areas of the property where remediation work has been identified as being required in the report. I accept that the proposed remediation work does not include carpeting, the moving of furniture, removal of fixtures and fittings, painting, electrical or plumbing work unless this has been specifically provided for in the quotation. I confirm that neither a full exploratory examination nor disruptive exposure has been carried out.

Surveyor Signature:



Customer Signature:

Print Name.....Position.....

Invoice Address (If different from above).....

Date.....Preferred Contact Telephone No.....

Please return this completed form to the above Branch Office address.

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RENTOKIL PROPERTY CARE LIMITED TERMS AND CONDITIONS

1. THESE TERMS

1.1 These are the terms and conditions on which we undertake any works identified in our survey report which you ask us to carry out.

1.2 In particular your attention is drawn to paragraph 5 which relates to the price payable, paragraphs 8 and 9 which set out your rights to cancel this agreement, paragraph 12 which sets out the limit of our liability to you and paragraph 13 which sets out how we may use your personal information.

2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 We are Rentokil Property Care Limited (**Rentokil** or **we**), a company registered in England and Wales. Our company registration number is 03004506and our registered office is at Compass House, Manor Royal, Crawley, West Sussex, United Kingdom, RH10 9PY.. Our registered VAT number is 209 9189 33.

2.2 You can contact us by telephoning our customer service team on the number set out on our quotation or by writing to us at the address on the same form.

2.3 "**Writing**" includes emails. When we use the words "writing" or "written" in these terms, this includes emails.

2.4 "**Works**" includes any works or treatments we provide to you as set out in our survey report and could include some materials and or goods needed to complete those Works.

3. OUR CONTRACT WITH YOU

3.1 Following your enquiry to us, we may decide to send a surveyor to your property to evaluate and assess your requirements. If it is critical that the Works are completed by a particular date you must advise us of this at the time of the survey. The surveyor may give you a quotation on the day as to the likely costs of the Works.

3.2 You may be required to pay a fee for the survey report. If this is required, you will be told at the time of your enquiry. This fee will be refunded in full should you cancel the survey or if you proceed with all the Works recommended in the survey report. However we will not refund the fee if the survey report is for a condensation control system for your property.

3.3 After the visit by our surveyor, we will send to you the survey report confirming our recommendations, our Works and our price.

3.4 The survey report will contain important information describing our Works, the information we may need from you in preparation for the Works and the actions you may need to take to help us. It will also tell you what we are not doing.

3.5 If at the time of receiving the survey report you have not already signed the order giving us permission to proceed with the Works, then if you would like us to perform the Works, you must confirm this in writing. Our acceptance of your order will take place when we contact you whether by email, telephone or letter to accept it, at which point a contract will come into existence. That contract will incorporate these terms and conditions.

4. CHANGES

4.1 If you wish to make a change to the Works, please contact us. If the change is possible, we will let you know about any changes to the price, the timing of supply or anything else which may alter as a result of your request and ask you to confirm whether you wish to go ahead with the change.

4.2 We may change the Works to implement minor technical adjustments and improvements. If we do this then we shall notify you of the changes and any impact on the Works, timing of supply or anything else.

4.3 We will not notify you if we are only substituting materials or equipment of similar quality and performance to those specified in the survey report or any other document issued to you.

5. PRICE AND PAYMENT

5.1 The price of the Works identified in our survey report (which includes VAT) will be the price set out in our quotation or as set out in our survey report to you.

5.2 Sometimes it is not possible to calculate the full price of the Works. Our survey report will clearly set out the price for the Works and materials set out in it. If additional materials or Works are required we will provide you with a new quotation setting out the price for such additional materials/Works in writing and will not proceed with any such additional work without your prior written acceptance.

5.3 Notwithstanding Clauses 5.1 and 5.2, we reserve the right to increase the price of the Works at any time to reflect: (i) significant currency devaluation; (ii) increases in fuel, waste disposal, utilities, capital equipment, or raw material costs; (iii) changes to or introductions of taxes, statutory levies, or environmental charges; or (iv) statutory increases to employment costs . We shall notify you in writing of any proposed increase ("**Notification**") and the proposed date the increase is to take effect (the **Revised Charges Date**). If you do not dispute the increase in writing within 5 days of receipt, it shall be deemed accepted and applicable from the Revised Charges Date.

5.4 If the rate of VAT changes between your order date and the date we supply the Works, we will adjust the rate of VAT that you pay, unless you have already paid for the order in full before the change in the rate of VAT takes effect.

5.5 We shall require payment in full before we commence the Works or, where appropriate, a deposit. The balance shall be due to us immediately on completion of the Works and on receipt of such payment we shall issue to you an invoice for the whole value of the Works. All amounts due under this agreement shall be paid in full without any set-off, counterclaim, deduction, or withholding, except as required by law.

5.6 If you do not make payment to us on completion of the Works we may charge you interest on the overdue amount at the rate of 4% a year above the base lending rate of HSBC PLC from time to time. This interest shall accrue on a daily basis from the due date until the date of actual payment of the overdue amount, whether before or after judgment. You must pay us interest together with any overdue amount.

5.7 If you have any queries regarding payment then please contact us promptly explaining why you think it is wrong and we will not charge you interest until we have resolved the issue

6. PROVIDING THE WORKS

6.1 We will begin the Works on the date agreed with you at the time of the survey or following your acceptance of the Works set out in the survey report. We will let you know before the start of the Works the estimated completion date.

6.2 We may need certain information from you or we may require you to carry out certain actions so that we can carry out the Works, for example, clearing rooms or emptying cupboards. If we require your assistance, this will be stated in the survey report.

6.3 We will contact you to ask for this information or for you to confirm that you have carried out the actions. If you do not give us this information, or if you give us incomplete or incorrect information or if you have not carried out your actions, we may either end the contract or make an additional charge of a reasonable sum to compensate us for any extra work that is required as a result. We will not be responsible for completing Works late or not supplying any part of them if this is caused by you not giving us the information or failing to carry out the actions within a reasonable time of us asking.

6.4 As our access to all parts of your property may have been limited or restricted during our survey, if when we start providing the Works, we discover that the problem is more extensive than we originally thought then we reserve the right to provide a quote to you for this additional work.

6.5 We reserve the right to refuse or suspend the provision of Works in relation to any items or areas that are contaminated or affected by dangerous, toxic, adhesive, or inflammable substances (other than substances introduced by Rentokil in performing the Works).

6.6 If our completion of the Works is delayed by an event outside our control (including for example unavailability of service staff due to illness) then we will let you know as soon as possible and we will take steps to minimise the effect of the delay. Provided we do this we will not be liable for delays caused by the event, but if there is a risk of substantial delay you may contact us to end the contract and receive a refund for any Works you have paid for but not received.

6.7 If you do not allow us access to your property to perform the works as arranged (and you do not have a good reason for this) we may charge you additional costs incurred by us as a result. If, despite our reasonable efforts, we are unable to contact you or re-arrange access to your property we may end the contract and paragraph 10.2 will apply.

6.8 If we are unable to complete the Works on the date we originally advised to you, unless this is due to circumstances outside our control, then you may end the contract but only if you have told us in writing before we accepted your order that the Works had to be completed by that specific date.

6.9 If you do not wish to end the contract, you can give us a new deadline (in writing) to complete the Works, which must be reasonable, and if we do not meet this new deadline you can also end the contract.

6.10 If you do choose to end the contract under paragraphs 6.8 or 6.9 you can cancel your order for any Works only partially completed but we

Rentokil Property Care Limited, a company registered in England and Wales. Our company registration number is 03004506and our registered office is at Compass House, Manor Royal, Crawley, West Sussex, United Kingdom, RH10 9PY.

will invoice you for those partially completed Works at the date you have ended the contract.

7. GUARANTEES

7.1 Where the survey report states that our Works come with a guarantee, we shall issue to you the guarantee upon receipt of payment in full (a **Guarantee**). The terms of the Guarantee are shown on the relevant certificate of Guarantee.

8. CANCELLATION RIGHTS

8.1 If you end the contract for a reason set out at (a) to (e) below the contract will end immediately. The reasons are:

(a) we have told you about an upcoming change to the Works or these terms which you do not accept;
(b) we have told you about an error in the price or description of the Works you have ordered and you do not wish to proceed;
(c) there is a risk that the supply of the Works may be significantly delayed because of events outside our control;
(d) we have or we wish to suspend the supply of the Works for technical reasons (for example due to the presence of asbestos or bats), in each case for a period of more than twenty-eight days or until we get the appropriate statutory consent, whichever is the later; or
(e) you have a legal right to end the contract because of something we have done wrong including because we will be unable to complete the Works by the date you specified when you confirmed your acceptance under paragraph 3.5.

8.2 To end the contract, please contact the local service office on the telephone number or e-mail address set out in the quotation. Please provide your name, home address, details of the order and, where available, your phone number and email address.

8.3 We will refund to you the price you paid for the Works not yet provided, by the method you used for payment. However, we may make deductions from the price (or, if you have not made an advance payment, charge you) the reasonable costs we will incur as a result of you ending the contract.

9. STATUTORY RIGHTS TO CANCEL

9.1 Scope: This Clause 1 applies solely to consumers entering into a distance or off-premises contract. It does not apply to commercial or business customers.

9.2 Cooling-Off Period: Under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, you have a statutory right to cancel this contract without giving any reason within 14 calendar days of contract formation (the **Cooling-Off Period**).

9.3 Early Commencement of Works:

(a) We will not commence the Works during the Cooling-Off Period unless you submit an express written request using the attached Confirmation and Express Request Form (Section A) sent to our contact email address.
(b) If you request early commencement and the Works are fully completed during the Cooling-Off Period, you lose your statutory right to cancel. If you cancel while the Works are partially completed, you must pay a proportionate amount for the work completed up to the date of cancellation.

9.4 Cancellation Process: To exercise your right to cancel, you must inform us before the Cooling-Off Period expires. You may do this by contacting us via email, post, or phone using the details provided in your quotation.

10. OUR RIGHTS TO END THE CONTRACT

10.1 We may end the contract for works at any time by writing to you if:
(a) you do not make any payment to us when it is due and you still do not make payment within seven days of us reminding you;
(b) you do not, within a reasonable time of us asking, provide information we require or carry the actions that are necessary for us to provide the Works;
(c) you do not, within a reasonable time, allow us access to your premises; or
(d) you become subject to an administration order, enter into liquidation or bankruptcy, have a receiver appointed over any of your assets, or suffer any analogous financial distress or insolvency event.

10.2 If we end the contract in the situations set out in paragraph 10.1 we will refund any money you have paid in advance for the Works we have not provided but we may deduct or charge you reasonable compensation for the net costs we will incur as a result of your breaking the contract.

11. IF THERE IS A PROBLEM WITH THE WORKS

11.1 If you have any concerns or complaints about the Works, you can contact us in accordance with our complaints procedure which can be found at: https://www.rentokil.co.uk/assets/content/files/rentokil-property-care_complaints-procedure_new_march-2018.pdf or you can request a copy of our complaints procedure by telephoning our customer service team on the number set out on our quotation or by writing to us at the address on the same form.

11.2 If you believe there is a fault or problem with the Works we have provided, then you must contact us promptly so that we have an opportunity to fix the problem. If you fail to give this opportunity and instead use another company then any additional charges or losses you have suffered will not be recoverable from us.

11.3 If you have not contacted us with any complaint within 6 months of completion of the Works we will be entitled to assume that the Works were performed satisfactorily.

12. OUR LIABILITY FOR LOSS OR DAMAGE SUFFERED BY YOU

12.1 Nothing in this agreement excludes or limits our liability for:

(a) death or personal injury caused by our negligence;

(b) fraud or fraudulent misrepresentation; or

(c) any legal liability that cannot be excluded under applicable law .

12.2 Subject to Clause 12.1, our liability for direct physical damage to your property caused by our breach of contract or negligence during the Works is limited to £20,000. We shall not in any circumstances be liable for any costs of repairing any pre-existing faults or damage to your property that we discover while providing the Works

12.3 Subject to Clause 12.1 and 12.2, our maximum aggregate liability arising under or in connection with this agreement (whether in contract, tort including negligence, or otherwise) shall be limited to 100% of the total price paid by you under this agreement in the 12-month period preceding the claim.

12.4 Neither party shall be liable for: (i) any indirect, special, or consequential loss; or (ii) loss of profit, loss of revenue, business interruption, loss of savings, loss of contract, or loss of goodwill (in each case whether direct or indirect).

12.5 Subject to Clause 12.1, Rentokil shall not be liable for any claim arising under or in connection with this agreement unless you notify Rentokil in writing, stating in reasonable detail the nature and estimated amount of the claim, within 30 days following the date on which you became, or ought reasonably to have become, aware of the event giving rise to the claim. Failure to notify Rentokil within the 30-day period specified shall fully release and discharge Rentokil from all liability in respect of the relevant claim.

12.6 If you are a consumer, we request that you report claims to us as soon as reasonably practicable after becoming aware (and ideally within 6 months of completion of the Works) so that we can inspect and resolve the matter efficiently. Nothing in this agreement (including any reference to notification timescales) shall exclude, restrict, or limit your statutory rights under the applicable consumer protection legislation, nor shall it alter or shorten the statutory limitation periods applicable to legal claims under the Limitation Act 1980.

12.7 If you fail to notify us of a known fault within a reasonable time, and that delay causes additional or secondary damage to your property (for example, allowing untreated damp or timber decay to spread further), Rentokil shall not be liable for any additional loss, damage, or increased repair costs directly resulting from your failure to take reasonable steps to mitigate your loss.

12.8 You shall take all reasonable steps to mitigate any loss or damage suffered.

13. HOW WE MAY USE YOUR PERSONAL INFORMATION

13.1 We process personal data concerning you and your representatives as a Data Controller in accordance with applicable UK data protection legislation (including the UK GDPR and Data Protection Act 2018) and our Privacy Notice available at: https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx.

13.2 We may send relevant marketing communications. You can opt out at any time by emailing propertycare-opt-out@rentokil.com or following the opt-out link in any communication. We will continue to send you communications as necessary for the performance of the contract and/or the services we are providing to you.

Rentokil Property Care Limited, a company registered in England and Wales. Our company registration number is 03004506and our registered office is at Compass House, Manor Royal, Crawley, West Sussex, United Kingdom, RH10 9PY.

RENTOKIL PROPERTY CARE LIMITED TERMS AND CONDITIONS

14. COMPLIANCE AND CORPORATE GOVERNANCE

14.1 **Anti-Bribery & Corruption:** Each party shall comply with all applicable anti-bribery, anti-corruption, anti-fraud, and anti-tax evasion legislation, including the Bribery Act 2010, the Criminal Finances Act 2017, and the Economic Crime and Corporate Transparency Act 2023. Neither party shall offer, promise, or accept any undue financial or business advantage.

14.2 **Modern Slavery:** Each party shall comply with the Modern Slavery Act 2015 and maintain adequate policies to prevent human trafficking and modern slavery within its operations and supply chain.

14.3 **Sanctions Compliance:** Each party warrants that it is not subject to, owned by, or acting on behalf of any entity subject to economic or financial sanctions administered by His Majesty's Treasury (OFSI), the European Union, the US (OFAC), or the UN Security Council . Breach of this clause grants immediate right of termination.

14.4 **Non-Discrimination:** Neither party shall unlawfully discriminate on grounds of race, gender, religion, disability, age, or sexual orientation.

14.5 **Code of Conduct:** Rentokil operates in accordance with the Rentokil Initial Code of Conduct (the "**RI Code**"). The parties agree that adherence to the RI Code provides equivalent standards to any third-party supplier code of conduct.

15. ARTIFICIAL INTELLIGENCE & INTELLECTUAL PROPERTY

15.1 We reserve the right to utilize artificial intelligence (**AI**) tools in delivering the Works and deliverables. We warrant that AI utilization complies with confidentiality obligations and applicable laws.

15.2 All intellectual property rights in the Works, survey reports, and deliverables remain the exclusive property of Rentokil.

15.3 Neither party shall use the other party's confidential information, deliverables, or proprietary data to train, fine-tune, or develop any public, third-party, or foundational AI or machine learning models without prior written consent.

16. SUBCONTRACTING, ASSIGNMENT & TRANSFERS

16.1 Rentokil reserves the right to subcontract the performance of any of the Works and/or to assign, novate, or transfer any of its rights and obligations under this agreement without your consent to any parent, subsidiary, affiliate entity, or purchaser of substantially all of its assets or business.

16.2 You may not assign or transfer your rights or obligations under this agreement without our prior written consent (such consent not to be unreasonably withheld or delayed). However, you may (at your cost) request that we transfer the benefit of any Guarantee (under Clause 7.1) to a purchaser of your property upon presentation to us of reasonable proof of ownership transfer.

17. OTHER IMPORTANT TERMS

17.1 Save as provided elsewhere in this agreement, no term of this agreement shall be enforceable by virtue of the Contract (Rights of Third Parties) Act 1999 by any person who is not a party to this agreement.

17.2 If any provision of this agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such provision shall be modified to the minimum extent necessary to make it valid and enforceable. If modification is not possible, the provision shall be deemed removed, and the remaining provisions of this agreement will continue in full force and effect.

17.3 If we do not insist immediately that you do anything you are required to do under these terms, or if we delay in taking steps against you in respect of your breaking this agreement, that will not mean that you do not have to do those things and it will not prevent us taking steps against you at a later date.

17.4 The parties shall comply with laws relating to this agreement and the Works. Each party shall promptly report to the other party any request or demand for any undue financial or other advantage in connection with this agreement.

17.5 Other than payment for the Works, neither party shall be liable for any failure or delay which is caused by circumstances beyond its reasonable control. If the circumstances continue for more than 30 days, either party may terminate this agreement by giving notice.

17.6 We may update or change the terms and conditions of this agreement from time to time (for example, to reflect changes in relevant laws, regulatory requirements, safety standards, or our operational practices). We will notify you in writing (by email or letter) at least 30 days before any changes take effect. If you do not agree to the proposed changes and they place you at a material disadvantage, you have the right to cancel this agreement without penalty before the changes take effect by contacting us. In such circumstances, we will refund any payments you have made in advance for Works that have not yet been provided.

18. GOVERNING LAW AND JURISDICTION

This agreement and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales and the parties agree to submit to the exclusive jurisdiction of the Courts of England and Wales.

SECTION A

CONFIRMATION AND EXPRESS REQUEST TO COMMENCE THE DELIVERY OF WORKS EARLY FORM

1. Important Information: Your 14-Day Cooling-Off Period

As refenced in Clause 9 of this agreement, under consumer protection law, you have a statutory 14-day cooling-off period from the date you accept our quotation to cancel the contract (the **Cooling-Off Period**, as defined above). Because your agreed start date falls within this 14-day period, we cannot begin work unless you explicitly request us to start early in writing and acknowledge how this impacts your cancellation rights.

2. How to Confirm Your Booking

18.1 To formally i) confirm your order and ii) if the scheduled start date falls within the Cooling-Off Period and you wish us to begin work during the Cooling-Off Period, authorise us to proceed on the scheduled date, please contact us via email using the details provided in your quotation. Your email must include the completed template below (and section ii) must also be completed, as applicable):

i) WRITTEN ACCEPTANCE & BOOKING CONFIRMATION

I confirm my acceptance of your specification, quotation, and Terms and Conditions:
* Reference Number: [Insert ENQ number]
* Property Address: [Insert site address]
* Report Date: [Insert report date]
* Quotation Value: [Insert quotation value including VAT] TAX & USER DETAILS:
* Are you going to be the end user of the services on this Contract? [YES / NO]
* Are you VAT registered? [YES / NO]
* VAT Number (if applicable): _____

ii) EXPRESS CONSENT TO START WORK DURING THE COOLING-OFF PERIOD

Please place an 'X' in the box below to confirm:
[ ] REQUEST EARLY SERVICE & ACKNOWLEDGE LOSS OF CANCELLATION RIGHTS *I explicitly request that [Company Name] perform the timber treatment works on the agreed date of [Insert Date] (which falls within my statutory 14-day cooling-off period). I understand and agree that once the works/services have been fully performed, I lose my statutory right to cancel and receive a refund. If I cancel after work has already commenced but before completion, I will be required to pay for the proportion of services performed up to the time of cancellation.*
Confirmed by: [Insert Full Name]
Date: [Insert Date]

Signed……..

Date……..

Rentokil Property Care Limited, a company registered in England and Wales. Our company registration number is 03004506and our registered office is at Compass House, Manor Royal, Crawley, West Sussex, United Kingdom, RH10 9PY.

Peter Cox Ltd Client Information

GENERAL NOTES FOR CLIENT

These notes contain important information for clients and must be read in conjunction with the Survey Report. Please see the Survey Report for any variations on these General Notes.

1. Instrumental readings or moisture content.

Where we refer to instrumental readings or moisture content in our report, we will have used a resistance meter to ascertain the moisture content of timber and a carbide meter to ascertain the moisture content of mortar samples taken from the walls of the property.

2. Relaying carpets.

Where our Technicians have treated the top surface of a floor or staircase, they will protect treated areas, where necessary, so that carpets may be relaid loosely without delay. In the case of foam/synthetic backed carpets, it is inadvisable to lay these on treated floors until a period of four weeks has elapsed after treatment. For the same reason, vinyl floor coverings should not be laid until three months have elapsed.

3. Roof insulation.

Where insulation material has been removed from a roof, it can be re-laid immediately after treatment by our Technician. If the insulation material is to be relaid by some other party, the work must be delayed until after the expiry of the appropriate safety precautions period.

4. Polythene sheet below suspended timber floors.

Where we have laid polythene sheet on the oversight beneath a suspended timber floor at ground floor level, its purpose is to reduce the evaporation of water from the surface of the oversight. It is essential that the polythene sheet is not disturbed or removed from the oversight otherwise fungal decay may occur in the floor timbers.

5. Other contractors.

Where we have recommended work that is to be carried out by others, arrangements for such work are the client's responsibility. No allowance for this work is included in our quotation.

6. Water and electricity supply.

The client should ensure that there is an adequate supply of mains water and electricity available prior to the arrival of our Technician to carry out the treatments recommended in the survey report. If electricity is not available, it will be necessary for us to supply a portable generator and this will be subject to an additional charge on completion of the contract.

7. Peter Cox Insurance.

Where optional insurance is offered under the terms of a Rentokil Insurance policy, the offer will only apply to the relevant areas, which have been inspected and which are detailed within the survey report, and the category or categories of insurance cover referred to on the quotation under the heading "optional insurance".

8. Third party liability.

The survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties. Any such persons relying on the survey report do so entirely at their own risk.

HEALTH AND SAFETY PRECAUTIONS

Peter Cox Ltd has always been conscious of its health and safety responsibilities to both its clients and staff. Our prices reflect the need to ensure your safety.

The Control of Substances Hazardous to Health (COSHH) Regulations relate to the use and handling of hazardous substances, including pesticides. The law clearly defines the responsibility of companies involved in industries such as the treatment of timber and the installation of damp proof courses.

In the last few years, Peter Cox Ltd has developed a range of treatment techniques aimed at reducing the amount of pesticides and solvent used without affecting the quality of protection offered to our clients.

Our treatments are designed to cause the minimum of inconvenience and our technicians are trained to use our formulations safely and with care. All treatments have been approved for use by the Health and Safety Executive under the Control of Pesticides Regulations, where appropriate.

You should observe the warning signs that will be displayed in a prominent place before work commences.

1. Access to all work areas:- you should not enter an area whilst work is in progress.
2. Allergies:- it is recommended that people who suffer from respiratory problems, such as asthma, should not enter the property whilst work is in progress.
3. Pets:- cats, dogs, birds and other household pets should be removed from the work area.
4. Fish:- should be removed from the work area.
5. Plants:- should be removed from the work area.
6. Food and drink:- should be removed from the work area.
7. Other items:- should be protected or removed from work area, where necessary
8. Naked flames:- all naked flames (fires, pilot lights, boilers) in or adjacent to the work area should be extinguished.

You should also observe the warning signs that will be displayed in a prominent place after the work has been completed.

The type of work undertaken and the ability to ventilate the work areas will determine the time for which the safety precautions will need to apply after completion of the work. The minimum access restriction that will apply after treatment and of which you need to be aware is two hours.

However, it may be necessary to restrict access to certain areas for longer periods of time. For example, we would recommend that the minimum access restriction be extended to 24 hours for people who are known to suffer from allergies.

PETER COX LTD LONG TERM GUARANTEES

1. WOODBORING INSECT TREATMENTS

We undertake the necessary treatment should an attack by woodboring insects reoccur in the timbers treated by us.
Your protection lasts for 20 years.

2. WOOD-ROTTING FUNGI TREATMENTS

We undertake any necessary treatment, including timber replacement, should an attack by wood-rotting fungi reoccur in the timbers treated or replaced by us. We ask you to keep the property in good repair so as to keep the water out.
Your protection lasts 20 years.

3. RISING DAMP

We undertake to repair our damp proof course should any defect occur in our work. Your protection lasts for 20 years.

4. WALL TIE CORROSION

We undertake to replace any of our stainless steel wall ties should they corrode.
Your protection lasts 20 years.

Accreditations

PETER COX
raising standards in property preservation

A long tradition
As the experts in our field, Peter Cox aim to offer the right service and price for your needs. Over 500,000 long term guarantees, up to 20 years for some of our services, have been issued since the company was founded in 1951.
You can use our guarantee certificates with confidence if you ever wanted to sell your house, or have any future renovations.

National Coverage, Local Surveyors
Peter Cox branches cover England, Scotland and Wales, meaning a branch on your doorstep and surveyors with local knowledge and expertise. With over **75** CSRT/CSTDB or CSSW qualified surveyors and **100** specially trained technicians who are directly employed, you can rely on our professionals to complete projects on time at an exceedingly high standard.

Industry-leading Associations
Peter Cox are CHAS, Constructionline and Safecontractor approved.

Trustmark
Peter Cox is an approved contractor under the TrustMark Scheme.

ISO 9001
We have been committed to quality for many years and currently hold ISO 9001 accreditation.

BS 6576:2005
The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005.

A Safe Contractor
All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

Trustpilot
We pride ourselves on being the market leaders in property preservation, and this comes from our passion for quality customer service. With over 800 reviews our customers have rated us **'Excellent'** - meaning from start to finish we are the company to trust.

Trustpilot

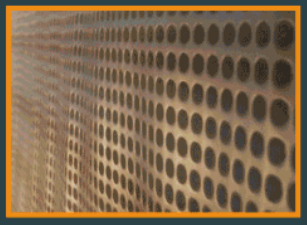
Which? Trusted trader

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Peter Cox Products and Services


Damp Proofing


Wet & Dry Rot Control


Basement & Structural Waterproofing


Woodworm & Timber Treatments


Cavity Wall Tie Repair


Condensation Control

A Nationwide Team of Experts



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Birmingham
Bristol
Edinburgh
Glasgow
Leeds
Lincoln
Liverpool
Newcastle
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