GRAHAM + SIBBALD

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Home Report

10 Prospect Bank Grove
Edinburgh EH6 7NU

Date of Valuation: 19/10/2026

UK Chartered Surveyors and Property Consultants

g-s.co.uk

Single Survey

Survey report on:

Property Address	10 Prospect Bank Grove Edinburgh EH6 7NU
Customer	Adam Ash
Prepared by	Graham + Sibbald Property Consultants Limited
Date of Inspection	19/10/2026

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 main door lower flat within a 2 storey block.

Accommodation	GROUND FLOOR - Entrance Vestibule, Hallway, Living Room, Kitchen with Sun Room off, 2 Bedrooms and Bathroom.

Gross Internal Floor Area (m^2)	79 sq. m. or thereby incl. Sun Room

Neighbourhood and Location	The subjects are located within an established residential area where immediate surrounding properties are broadly comparable in terms of age, type and character lying to the east of Edinburgh City centre. Local facilities and amenities are readily available.

Age (Year Built)	Circa 1935

Weather	Dry and overcast.

Chimney Stacks	The chimney stacks are of masonry construction with a stone and render external finish. Visually inspected with the aid of binoculars where appropriate.

Roofing including Roof Space	The roof is of traditional pitched timber construction overlaid with slates with a flat section to the sun room at the rear elevation overlaid in a bituminous type roofing felt or similar material. No roof space to inspect. 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.

Rainwater Fittings	Gutters and downpipes are predominantly of cast iron construction in addition to PVC to the sun room, discharging into the mains drainage system. Visually inspected with the aid of binoculars where appropriate.

Main Walls	The main walls are of traditional cavity brick construction with a stone frontage and rendered to the gable end/ rear elevations. The sun room is of concrete panel construction rendered externally. Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.

Windows, External Doors and Joinery	The windows to the front are of double glazed timber frame and to the rear, uPVC double glazed. The access doors are of timber. 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	Visually inspected.

Conservatories / Porches	There is a sun room to the rear elevation of concrete panel construction rendered externally with single glazed timber frame windows under a fully flat felt roof. Visually inspected.

Communal Areas	None.

Garages and Permanent Outbuildings	None.

Outside Areas and Boundaries	The subjects benefit from private garden ground to the front and rear elevations. Site boundaries are defined by masonry walling and timber fencing. Visually inspected.

Ceilings	The ceilings are a mix of lath and plaster and plasterboard construction. Visually inspected from floor level.

Internal Walls	The internal walls are of plastered masonry and plasterboard construction. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors Including Sub-Floors	The flooring appears to be a mix of suspended timber and solid construction, presumably concrete, with fitted floor coverings throughout. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

Internal Joinery and Kitchen Fittings	Internal doors, skirtings, etc. are of timber construction. The kitchen contains a range of wall and base mounted storage units with worktop surfaces. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

Chimney Breasts and Fireplaces	There is a dated gas fire within the living room. Other fireplaces have been blocked/sealed and are assumed adequately vented. Visually inspected. No testing of the flues or fittings was carried out.

Internal Decorations	Internal decorative surfaces are finished in wallpaper and paint. Visually inspected.

Cellars	None.

Electricity	Mains supply with fuse board located within the entrance vestibule. 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 supply. 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 supply. Internal distribution pipes, where seen, appear to be PVC and copper. The sanitary arrangements comprise a 3 piece bathroom suite. 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.

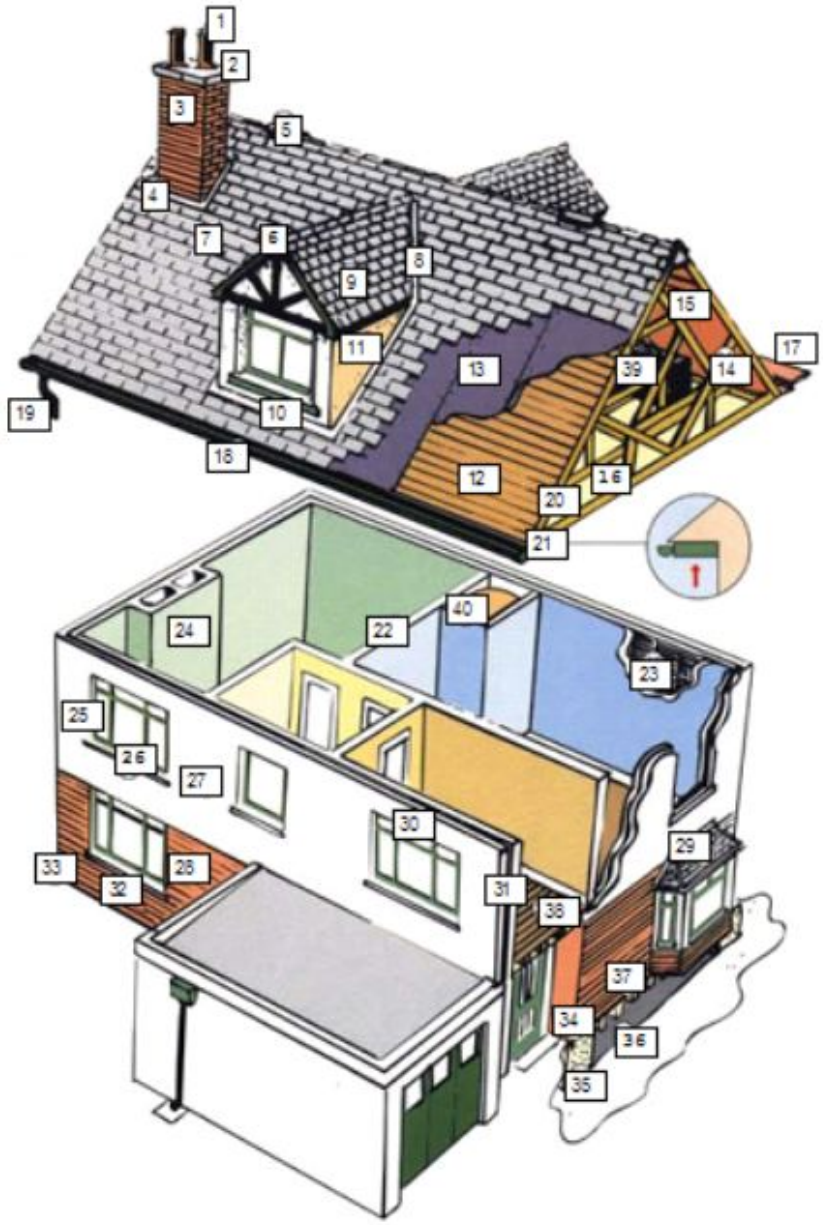
Heating and Hot Water	Heating is by way of a floor mounted gas fired boiler located within the sun room. Hot water is via the electric immersion tank located within a kitchen cupboard. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.

Drainage	Assumed mains drainage to the 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	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. 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 neighbouring properties. 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. The property was fully furnished at the time of our inspection and the services were not tested. No access was obtained to the subfloor areas. No access was obtained to any roof void or roof eaves areas. A restricted inspection was possible only of the roof and chimneys from ground level. 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. Restricted inspection in cupboards due to storage items. Our inspection was restricted to the exposed and accessible surface fabric.

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 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	Damp readings were obtained within the property and we have been advised that a damp report was undertaken on the 6th of May 2026 outlining remedial repairs required along with associated costs. Please see report attached.

	**Chimney Stacks**
Repair Category	**2**
Notes	Areas of weathering and worn render. Ongoing maintenance/repair should be anticipated.

	**Roofing including Roof Space**

Repair Category	**2**
Notes	The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required, with particular respect to misaligned/chipped and slipped slates. The flat roof covering over the sun room 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. 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.



Rainwater Fittings

Repair Category	**2**
Notes	There is evidence of corrosion which may result in leakage.



Main Walls

Repair Category	**2**
Notes	Weathering/defective pointing to stone frontage as well as areas of worn/missing render evident. Evidence of cavity wall insulation by way of drill marks. This should be confirmed.



Windows, External Doors and Joinery

Repair Category	**2**

Notes	There are areas of decay and weathering to timber windows. Overhaul/repair as necessary. A failed seal was noted to the rear elevation bedroom which has caused condensation between the panes. 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. Double glazed windows may be prone to misting/interstitial condensation which can be more evident and can change in certain temperatures/weather conditions.



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	**2**
Notes	The sun room is of lightweight construction and consideration should be given to either upgrading or replacement as required. Weathering/ rot to timber windows, overhaul/ repair as necessary. The flat roof has a limited life only, ongoing maintenance/ repairs should be anticipated.



Communal Areas

Repair Category	**-**
Notes	Not applicable.

	**Garages and Permanent Outbuildings**
Repair Category	**-**
Notes	Not applicable.

	**Outside Areas and Boundaries**
Repair Category	**1**
Notes	The boundaries appear reasonably well defined and are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property. We have been advised by the seller that the boundary wall to the rear elevation has recently been replaced and documentation/guarantees can be made available.

	**Ceilings**
Repair Category	**1**
Notes	Cracking and blemishes have occurred and some plaster repairs may be required. Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres.

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

	**Floors including Sub-Floors**
Repair Category	**1**
Notes	Areas of loose/uneven flooring were noted. No significant defects noted within the limitations of the inspection.

	**Internal Joinery and Kitchen Fittings**
Repair Category	**2**
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 adequate condition for their age and type, however dated in style and showing signs of wear and tear.

	**Chimney Breasts and Fireplaces**
Repair Category	**2**
Notes	There is a dated gas fire installed within the property. We emphasise that the flue was not checked or appliance tested.

	**Internal Decorations**
Repair Category	**2**
Notes	Internal decorations are poor throughout and redecoration should be anticipated.

	**Cellars**
Repair Category	**-**

Notes	Not applicable.



Electricity

Repair Category	**2**
Notes	The electrical system is on mixed lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC/SELECT registered Electrical Contractor.



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	**2**
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, however showing some signs of wear and tear. Some loose tiling/defective grout and sealant was evident which could lead to deterioration of the flooring/wall linings. Accordingly, this area should be investigated further and repaired as necessary.



Heating and Hot Water

Repair Category	**2**
Notes	The central heating boiler is semi modern and replacement is likely to be required in the foreseeable future. This should be checked by a Gas Safe registered tradesperson.

	**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	2
External Decorations	1
Conservatories / Porches	2
Communal Areas	-
Garages and Permanent Outbuildings	-
Outside areas and Boundaries	1
Ceilings	1
Internal Walls	1
Floors including Sub-Floors	1
Internal Joinery and Kitchen Fittings	2
Chimney Breasts and Fireplaces	2
Internal Decorations	2
Cellars	-
Electricity	2
Gas	1
Water, Plumbing and Bathroom Fittings	2
Heating and Hot Water	2
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility Information

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. 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?	Ground			
2.	Are there three steps or fewer to a main entrance to a property?	Yes	x	No	
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
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 sun room which can be classed as historic in nature. We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate. 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 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. 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. 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.

Estimated Reinstatement Cost for Insurance Purposes	£260,000

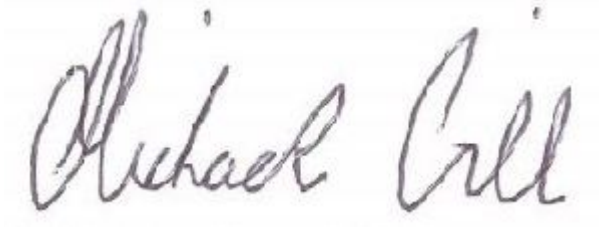
It is assumed that insurance cover is obtainable on normal terms. The guidance figure is the estimate of costs for reinstating the subjects as at the date of inspection based on information provided by the Building Cost Information Service (BCIS). It is recommended that this figure is kept under regular 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 £260,000 (Two Hundred and Sixty Thousand Pounds Sterling).

Valuation and Market Comments	£300,000

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 £300,000 (Three Hundred Thousand Pounds Sterling).

Report Author	Michale Gill BSc (Hons) MRICS

Address	40 Torphichen Street, Edinburgh, EH3 8JB

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

Date of Report	20/10/2026

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: Adam Ash | Reference: EDI-2026\10\0213

1) Property Details

House Name:
Number / Ext: 10
Street: Prospect Bank Grove
Area:
Town: Edinburgh
Postcode: EH6 7NU

2) Description of property

Property Type: Flat
House Type: Purpose Built
Floor number of subject property: Ground
Year Built: Circa 1935
Non Traditional Construction? (*Specify under general comments): No
No. of floors in block: 2
No. of flats in block: 4

3) Accommodation - give number of:

Receptions: 1 | Bedrooms: 2 | Kitchens: 1 | Bathrooms: 1 | Total Inside W.C.s: 1 | No of floors: 1

Other: None | Garage(s): No | Outbuildings: None | Garden: Private

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?		x
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)	79 sq. m. 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)	£260,000

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:	**£300,000**
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.

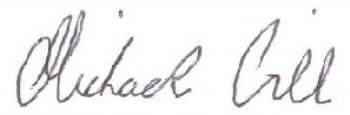
The subjects are located within an established residential area where immediately surrounding properties are broadly comparable in terms of age, type and character lying to the east of Edinburgh City centre. Local facilities and amenities are readily available.

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 sun room which can be classed as historic in nature.

The general condition of the property appeared consistent with its age and type of construction, however would benefit from modernisation/repairs internally and an ongoing maintenance routine to the external building fabric should be anticipated.

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: Michael Gill BSc (Hons) MRICS
For and on behalf of Graham + Sibbald

Date of inspection: 19/10/2026

Date of report: 20/10/2026

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

10 PROSPECT BANK GROVE, LOCHEND, EDINBURGH, EH6 7NU

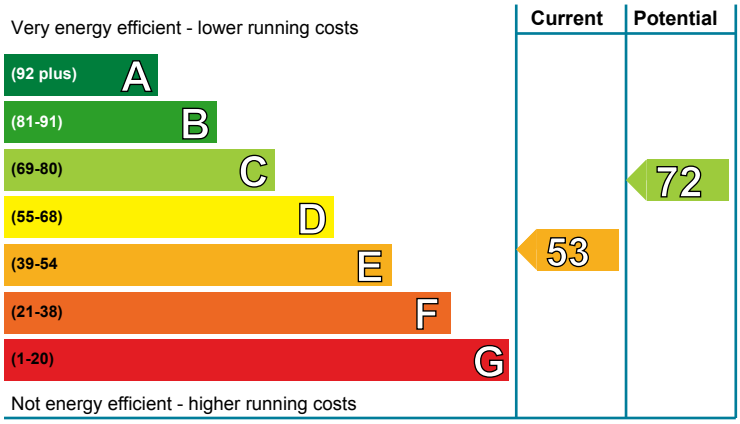
Dwelling type:	Ground-floor flat	**Reference number:**	9110-2211-9200-2696-5531
Date of assessment:	19 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	20 October 2026	**Approved Organisation:**	Elmhurst
Total floor area:	79 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	365 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*	**£5,349**	See your recommendations report for more information
Over 3 years you could save*	**£2,238**	

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

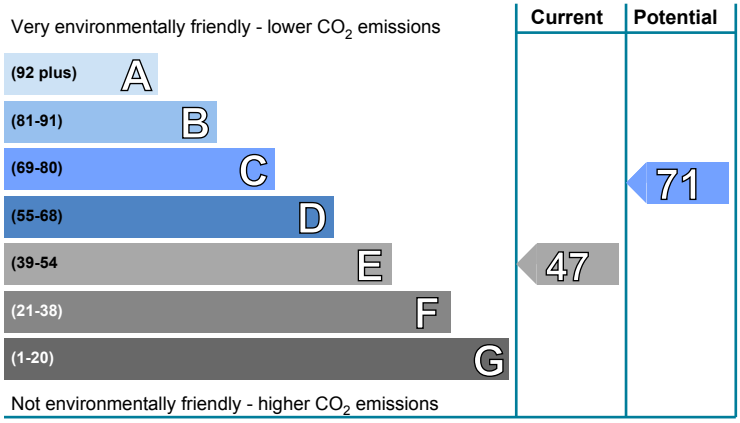


Energy Efficiency Rating

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

Your current rating is **band E (53)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band E (47)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£195.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£558.00
3 Hot water cylinder thermostat	£130 - £180	£444.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity System built, as built, no insulation (assumed)	★★★★☆ ★☆☆☆☆	★★★★☆ ★☆☆☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer and room thermostat	★★★☆☆	★★★☆☆
Secondary heating	None	—	—
Hot water	From main system, no cylinder thermostat	★★☆☆☆	★★☆☆☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_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 67 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 5.3 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 2.5 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	£4,005 over 3 years	£2,355 over 3 years	You could save £2,238 over 3 years
Hot water	£1,191 over 3 years	£603 over 3 years	
Lighting	£153 over 3 years	£153 over 3 years	
Totals	**£5,349**	**£3,111**	

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

Recommendations for improvement

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

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Flat roof or sloping ceiling insulation	£900 - £1,200	£65	D 55	E 49
2	Floor insulation (suspended floor)	£5,000 - £10,000	£186	D 59	E 54
3	Hot water cylinder thermostat	£130 - £180	£148	D 63	D 59
4	Upgrade heating controls	£220 - £250	£48	D 64	D 61
5	Replace boiler with new condensing boiler	£2,200 - £3,500	£299	C 72	C 71

Alternative measures

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

- Micro CHP
- Cavity, internal or external wall insulation

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

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

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

4 Heating controls (thermostatic radiator valves)
Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

5 Condensing boiler
A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	11,467.88	N/A	N/A	N/A
Water heating (kWh per year)	3,550.15			

Addendum

This dwelling is a system built property or some of its walls are of non-conventional construction and requires further investigation to establish the type of construction, the type of wall insulation best suited (cavity insulation or internal/external insulation) and the savings it might deliver. Please contact the Home Energy Scotland hotline on 0808 808 2282 to find out more.

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. Michael Gill
Assessor membership number: EES/023864
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:	10 Prospect Bank Grove, Edinburgh, EH67NU

SELLER(S):	Adam William Ash Bethany Grace Bridge

COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	14/10/2026

PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

- **Please complete this form carefully. It is important that your answers are correct.**

- **The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.**

- **If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.**

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

1. Length of ownership

How long have you owned the property?

1year 5 months

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)

- **On street**
- **Other (please specify):**
  - Potential for off street /driveway access

4. Conservation Area

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

5.	**Listed 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)?	**No**
6.	**Alterations / additions / extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** **<u>If you have answered yes</u>, please describe the changes which you have made:**	**No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	**N/A**

	<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:**	**No**
	(i) Were the replacements the same shape and type as the ones you replaced?	**N/A**
	(ii) Did this work involve any changes to the window or door openings?	**N/A**
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Please give any guarantees which you received for this work to your solicitor or estate agent.**	

7.	**Central heating**	
a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes/partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)** **<u>If you have answered yes, please answer the 3 questions below:</u>**	**Yes**
b.	**When was your central heating system or partial central heating system installed?** Not sure - 80's estimated from previous owners	
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:**	**No**
d.	**When was your maintenance agreement last renewed? (Please provide the month and year).**	**N/A**
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**

9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**No** **N/A**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**No**
10.	**Services**	
a.	**Please tick which services are connected to your property and give details of the supplier:**	

Services	Connected	Supplier
Gas / liquid petroleum gas	Yes	Octopus
Water mains / private water supply	Yes	Edinburgh Council/ Mains
Electricity	Yes	Octopus
Mains drainage	Yes	Edinburgh Council/ Mains
Telephone	No	N/A
Cable TV / satellite	No	N/A
Broadband	Yes	Virgin

b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**	**No**

c.	**Do you have appropriate consents for the discharge from your septic tank?**	**N/A**
d.	**Do you have a maintenance contract for your septic tank?** **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:**	**N/A**
11.	**Responsibilities for Shared or Common Areas**	

a.	**Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** **<u>If you have answered yes</u>, please give details:** Boundary wall (Which was fully restored and repaired in 2025 just prior to our purchase)	**Yes**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:** Yes shared roof	**Yes**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**	**No**
d.	**Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?** **<u>If you have answered yes</u>, please give details:**	**Yes**

	Yes, rights for access through the neighbors garden/external space for maintenance is noted.	
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:** Not sure, however access for maintenance is likely to be reciprocal.	**Don't know**
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.)** **<u>If you have answered yes</u>, please give details:**	**No**
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:**	**No**
b.	**Is there a common buildings insurance policy?** **<u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?**	**No** **N/A**

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.**	
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?** **<u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property**	**No**
b.	**As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?** **<u>If you have answered yes</u>, please give details**	**No**

c.	**<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?** **<u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.** **Guarantees are held by:**	**N/A**

14.	**Guarantees**					
a.	**Are there any guarantees or warranties for any of the following:**					
(i)	**Electrical work**	**No**				
(ii)	**Roofing**	**No**				
(iii)	**Central heating**	**No**				
(iv)	**NHBC**	**No**				
(v)	**Damp course**	**No**				
(vi)	**Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)**		**Yes**			
b.	**<u>If you have answered 'yes' or 'with title deeds',</u> please give details of the work or installations to which the guarantee(s) relate(s):** The rear garden boundary wall was replaced prior to our purchase and came with a 20* year guarantee.					

c.	**Are there any outstanding claims under any of the guarantees listed above?** **<u>If you have answered yes</u>, please give details:**	**No**
15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? **<u>If you have answered yes</u>, please give details:** Timing of the discrepancy is likely historical and uncertain, however the front boundary of the front garden adjacent to neighbors drive is slightly less area than indicated by the deeds.	**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**
b.	**that affects your property in some other way?**	**No**
c.	**that requires you to do any maintenance, repairs or improvements to your property?**	**No**
	<u>If you have answered yes to any of a-c above</u>, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.	

A neighbor further down the street installed a large ground floor extension at the rear of their 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) :
Adam William Ash
……

……

Date: 14/10/2026

Richardson & Starling

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Survey Report

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Richardson and Starling (Northern) Limited
8 Cambuslang Way
Glasgow, G32 8ND

Tel: 0131 554 2241
Email: edinburgh@woodrot.com
www.richardsonandstarling.co.uk

12/05/2026 Our Ref: MM/AS/L26/00068

Adam Ash
10 Prospect Bank Grove
Edinburgh
EH6 7NU

Dear Sirs

Property Surveyed: 10 Prospect Bank Grove Edinburgh EH6 7NU

In accordance with your written instruction our surveyor, Marc McNally visited the above property on the 6th of May 2026 to investigate the prevailing damp conditions within the front and rear bedrooms of the right gable side of the property, and we now submit our findings, specification and quotation for the appropriate remedial treatment and associated builders work. For reference purposes all directions are taken from outside the property facing the front elevation.

This report is to be read in conjunction with the enclosed drawing and photo addendum.

In order to facilitate the application of our recommended treatment it will be necessary for "the client" to carry out the preparatory and reinstatement works detailed under the heading "client's responsibilities" in the "Schedule of Works" detailed below.

Property Description

The inspected property is a ground floor flat of a four in a block two storey sandstone building built circa 1930s. The floor is made up of timber. The joists are running from front to back. It has a pitched roof overlain with modern slate. It has timbers window frames with retro fitted glass. There is a one storey extension to the rear with a flat roof.

Weather Conditions

At the time of our visit the weather conditions were dry.

Limitations Of Survey

Our survey was limited to the area specified by the clients instructions.

External Observations

A visual external inspection was carried out from ground level and the following defects were noted,

- Vegetation to downpipe. (pic no.1)
- Flat roof to the rear extension appears weathered. (pic no.1)
- Mortar joints missing mortar (Gable has been re pointed in recent years with what appears to be sand and cement mortar. Sand and cement mortar is not advised). (pic no.2)

- Windows (timber) are weathered. (pic no.3)
- Cill is cracked at front window. (pic no.4)
- Missing render to rear. (pic no.5)

A contributing factor to decay of property fabric is penetration of moisture. We would recommend that the external fabric of the property is monitored on a regular basis and repaired as required to prevent penetrating damp.

Subfloor Vents

There was an adequate number of subfloor vents. The vents were inspected and seen to be clear of debris at the time of survey. We recommend these are regularly monitored and maintained.

DPC Observations

From our external inspection we noted that there is a bitumen damp proof course installed in the property.

Builder Recommendations

We would recommend that a competent builder inspect and repair the above noted defects. No allowance has been made for these repairs in our quotation.

Internal Observations

Bedrooms front and rear. Gable walls.

Restrictions

Due to furnishings and stored items our inspection was restricted.

Findings

The client has concerns about persistent damp issues to the gable walls of the bedrooms.

Using a calibrated electronic moisture meter in conjunction with physical observations, elevated moisture levels was noted the plaster at the lower level of the wall. The walls show signs of salt contamination in keeping with water ingress.

The accessible skirting was tested and were seen to be showing moisture levels
Between 23-28 %. Moisture levels above 20% are enough to sustain fugal decay. [At the time of survey there was no evidence of fungal decay or insect attack seen within the accessible timbers].

The dampness in the area marked on the attached drawing would appear to be due to penetrating damp caused by the external fabrics adjacent allowing moisture to penetrate the building fabrics and deteriorate the internal finishings. We believe this to be a historic issue. The stonework adjacent has been re-pointed in recent years. We believe this to be the source of the water ingress, the previous owners may have know this and had the wall repointed to stop further water ingress.

Recommendations

In view of our findings, we recommend that our guaranteed treatment as detailed under the heading “Our Operatives” be applied.

Asbestos

According to the Control of Asbestos Regulations 2012, any property constructed or has undergone refurbishment works prior to the year 2000 may contain asbestos containing materials. Due to the disruptive nature of our works, we have allowed within our quotation for sampling of specified areas (as per attached sketch.) If test samples are found to be positive, it will be necessary for you to arrange specialist contractor to remove prior to works. Should you require Richardson and Starling to arrange this, please contact our surveyor to discuss.

Schedule of Works | Richardson & Starling Operatives

Prior to works (bedroom front and rear gable end).

Enviraz to carry out asbestos testing to walls specified for treatment.

If safe to proceed-

- Lay roll and stroll from entrance to work areas.
- Cover work area floor with roll and stroll/polythene sheeting.
- Carefully remove skirting, treat with dual purpose fluid and set aside for re use.
- Remove and set aside tel point as specified on the attached drawing.
- Electrician to isolate and make safe sockets (faceplates) as specified on the attached drawing. Set aside for re use.
- Remove wall fabrics up to 1mtr, bag and dispose.
- Fit 3mm mesh membrane to masonry.
- Dot dab plasterboard onto membrane.
- Skim new plasterboard with multi finish.
- Re fit skirting where disturbed.
- Re fit sockets and tel point.
- Carry out general clean and tidy up, bag all waste that may occur.

Dust

Part of our specification includes for the removal of the existing plaster. When removing plaster, it is not uncommon for dust to find its way into remote parts of the property. We will protect the immediate area with polythene but would respectfully recommend that you take further precautions out with the works area to protect floor coverings and furniture in other parts of the property. Regretfully we can take no responsibility for cleaning or any damage caused by dust.

Schedule of Works | Client's Responsibility

In order to facilitate the application of our recommended treatment it will be necessary for **"the client"** to carry out the preparatory and reinstatement works as detailed below.

Externally

- Check roof covering for ingress of water and repair as required.
- Check guttering, downpipes and drains and repair as required.
- Check and repair external pointing and render.

Internally

- Supply water, power and light for the duration of the works.
- Allow use of welfare facilities (Toilet) for our operatives.
- Remove floor coverings (Including Underlay), furnishings and stored articles from the treatment area prior to our Operatives commencement on site.
- Carry out required re-decoration on completion of our works.

Quotation

The cost of our recommended treatment and associated works is shown on the attached quotation and is based on the assumption that the work can be carried out in one continuous operation.

This quotation and specification must be read in conjunction with the general notes below which form part of the contract offer.

When you wish to proceed with the specified works, please complete the attached acceptance of quotation and return to our office. On receipt our contracts administrator will contact you to arrange a suitable date to commence the specified works.

Guarantees

Upon payment of our account in full we will be pleased to issue our Warranty covering the Guaranteed preservation works carried out by us in the treatment areas specified which are:

Penetrating Damp Treatment – 5 Year Guarantee

We can offer you details on taking out Guarantee Protection Insurance to protect your warranty and will supply you with this information upon request. Please advise us if you wish to take advantage of this Guarantee Back-up Scheme.

The areas we have reported on are those inspected in accordance with your instruction. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know immediately.

Our quotation is valid for a period of one month and works commencing within three months from date of issue.

Richardson and Starling are committed to our Health and Safety responsibilities to both clients and staff. Please familiarise yourself with the Health and Safety notes enclosed.

We hope the contents of the report are clear, however, should you require further information please do not hesitate to contact our surveyor who will be pleased to assist you.

Yours faithfully
For and on behalf of Richardson & Starling.

Marc McNally CSTDB
Surveyor
Email: marc.mcnally@woodrot.com
Mobile No : 07889 165 678

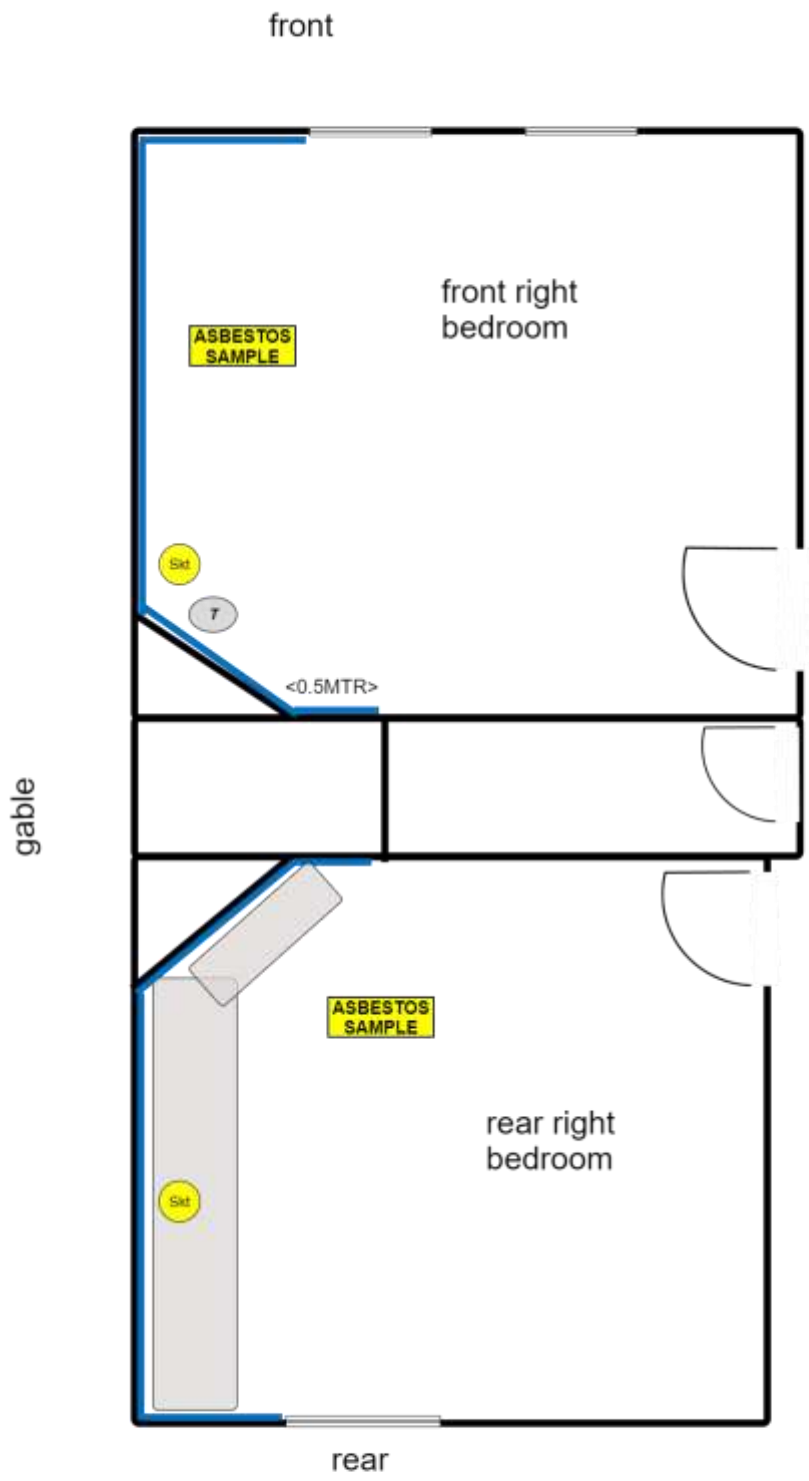
Photo Addendum

1	2	3	4
			

5	6	7	8
			

9	10	11	12
			

Drawing



Richardson & Starling	Property Address - 10 PROSPECT BANK GROVE EDINBURGH EH6 7NU	Drawing -
	Surveyor - MARC MCNALLY	Date - 12/05/26

LEGEND

ASBESTOS SAMPLE TO WALLS 

ISOLATE/MAKE SAFE/ RE FIT SOCKETS 

ISOLATE/SET ASIDE/REFIT TEL POINT 

REMOVE AND DISPOSE OF WARDROBES 

REMOVE SKIRTING, TREAT, SET ASIDE.
REMOVE WALL FABRICS (up to 1mtr)
FIT 3MM MESH MEMBRANE TO MASONRY
DOT DAB P/BOARD ONTO MEMBRANE
SKIM WITH PLASTER
RE FIT SKIRTING
BAG AND DISPOSE OF WASTE

Richardson & Starling	Property Address - 10 PROSPECT BANK GROVE EDINBURGH EH6 7NU	Drawing -
	Surveyor - MARC MCNALLY	Date - 12/05/26

Richardson and Starling (Northern) Limited
8 Cambuslang Way
Glasgow, G32 8ND

Tel: 0131 554 2241
Email: edinburgh@woodrot.com
www.richardsonandstarling.co.uk

QUOTATION

12/05/2026
Adam Ash
10 Prospect Bank Grove
Edinburgh
EH6 7NU

Our Ref: MM/AS/L26/00068

Property Surveyed: 10 Prospect Bank Grove Edinburgh EH6 7NU

Item	Quotation	Specified Works (Excluding VAT)	VAT @ 20%	TOTAL inclusive of VAT
1	Guaranteed Penetrating Damp treatment as specified in our report dated 12/05/2026as detailed in our Schedule of Work, under the heading `Our Operatives`.	£4,999.33	£999.87	£5,999.20
	Total	**£4,999.33**	**£999.87**	**£5,999.20**

Acceptance of Quotation

Dear Sirs,

Your quotation above is accepted in accordance with the Conditions of Tender and Contract shown below, which I have read and understood.

Signed…… Print……Date……

Please complete and return the above acceptance of quotation, alternatively, you can e-mail the completed acceptance to edinburgh@woodrot.com.

Client Contact Details

To assist our Contracts Department, please complete in **BLOCK CAPITALS** and return along with your Acceptance form.

Full Name: ……

Present Address:

……

……..

Post Code: ……

Last Permanent Address (over 2 years if different from above):

……

……

Post Code: ……

Invoice to be sent to (if different from above)

……..…

……..……

Post Code: ……

Guarantee (if applicable) to be sent to (if different from above)

……

……

Post Code: ……

Contact Telephone Number (Between 9.00am and 5.00pm) ……

Contact Telephone Number (Evenings) ……

Email Address ……

Date …….

General Notes – to be read with our report

1. These notes and specifications must be read in conjunction with our report and quotation and form part of the contract offer.

2. The enclosed report has been prepared for your exclusive use in accordance with the instructions received. Please satisfy yourself that the report incorporates these instructions. Should it not do so please contact our surveyor. No liability will be accepted in relation to third parties relying on the survey report.

3. Where no infestation by woodboring insects or attacks by wood rotting fungi was observed within the areas inspected and no treatment recommended, it should be recognised that the biology of these insects and fungi is such that infestation or attacks may be present in earlier stages of development which present no visible or other perceptible evidence. Moreover, it is not always possible that evidence may have been present during our inspection by paintwork, floor coverings, bulky furniture, etc, or have been present in non-accessible timbers. In addition, this report does not purport to express an opinion about the condition of uninspected parts and should not be taken as making any, implicit statements about such parts.

4. Where no inspection was possible restricted, limited or handicapped in any way we will be pleased to carry out an additional inspection should you arrange authorised access to these areas and instruct us accordingly.

5. Please note that floor coverings and furniture must be removed, and any preparatory works detailed in the attached schedule(s) required by our tradesmen must be completed prior to the arrival of our operatives. Foam backed carpets foam/rubber undelay or similar materials should be removed for a period of 28 days following treatments. Vinyl based floor coverings which include some types of carpet tile should not be laid over treated floors and should you have any doubt with regards to chemical make-up of your floor coverings you should obtain advice from your suppliers.

6. A supply of electricity and water must always be available for our operatives use.

7. Contained in our reinstatement price is a rate for the reinstatement of plaster to a maximum thickness of 20 mm. Should additional thickness be required this will be charged at our standard rate.

8. Our quotation concerning the removal and reinstatement of items connected to hot and cold water supplies excludes the costs of any alterations, renewals or additions to these supplies caused by the friability/inaccessibility of lead and other forms of pipework or joints and also alterations in connection with new units or the repairing of same. Any additional cost incurred will be passed to the client for payment.

9. We would ask you to note that the items within our specification covering tanking or precautionary treatments will be out with the terms of the guarantee as previously explained to you.

10. Execution of the works can cause dust nuisance and whilst our technicians will remove all resulting rubble and debris from the property during and following completion of our works, we unfortunately cannot dust or vacuum the property. Furthermore, whilst normal precautions will be taken clients are advised to remove/protect dust sensitive articles/areas.

11. Should you wish to terminate the contract after acceptance but prior to commencement we reserve the right to apply a cancelation charge.

12. Our inspection and quotation does not extend to external joinery timbers and therefore no allowance has been made for any remedial works required unless specifically detailed in our report.

13. The areas detailed under the heading “Our Operatives” are the apparent extent of the fungal attack at the time of our inspection. Should we find that on opening up these areas that the growth extends beyond the specified limits then it will be necessary to continue the stripping and treatment until a margin of 1m has been obtained beyond the last visible sign of growth. The cost of this work will be subject to an additional quotation.

14. In situations where cavity wall insulation is present it will be necessary to remove the insulation material to allow an effective eradication treatment to take place in the case of dry rot. This may also be required if damp insulation bridges the damp proof course. Should this be necessary an additional quotation for removal only will be provided.

15. Where no sub-floor inspection was possible due to the lack of solum depth or access at the time of treatment or on receipt of your instructions a hatch could be cut in the appropriate floor and a further report issued.

16. Unless instructed we have not allowed for the re-instatement of ornamental cornice as this itself is a specialist trade. However, if instructed we will arrange for a specialist to inspect and quote for the works.

17. Where masonry is found to be loose, brittle or poorly constructed we cannot be held responsible for any movement or damage occurring during our works. Should remedial works be requited to the existing masonry then this would be subject to an additional quotation

18. Any guarantee or insurance cover in respect of woodworm, fungal decay or rising damp will be valid when the cause of woodworm, fungal decay or rising damp identified in this report are effectively dealt with. If this requires work to be done by other parties such work must be completed within three months of completion of our treatment if no other time is specified in our report.

19. The company reserve the right to alter the specification provided on occasions where improved or more suitable stock materials and/or methods would be more appropriate.

20. Payment by American Express credit cards is not accepted.

Health & Safety precautions.

Richardson & Starling has always been conscious of its health and safety responsibilities to both its clients and staff.

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 responsibilities of companies involved in industries such as the treatment of timber and the installation of damp-proof courses. In the last few years, Richardson and Starling has developed a range of treatment techniques aimed at reducing the amount of pesticides and chemicals 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 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 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 protect or removed from the 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 observe the warning signs that will be displayed in a prominent place after the works has been completed.

The type of work undertaken and the ability to ventilate the work area 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 restrictions be extended to 24 hours for people who are known to suffer from allergies.

Conditions of tender and contract to be read in conjunction with our report.

CONDITIONS OF TENDER AND CONTRACT

A.

Conditions of Tender:
(1) All prices in tenders are subject to alteration by the Company at any time in the event of any increase in the price of materials, rates of wages or circumstances or costs beyond the Company's control including industrial disputes.
(2) Tenders will remain open for acceptance for twenty-eight days unless earlier withdrawn.

B.

Conditions of Contract:
(1) Every care will be taken by our staff to ensure that the Work is carried through without causing damage to the property or fittings but because of the nature of the Work, the fragility of ceilings, plaster and other fittings, there is always the possibility that some damage may occur. It is a condition of this contract that the Company will not be liable for any loss or damage to the property or fittings unless such damage can be directly attributed to negligence by the Company.
(2) Contracts are made with, and orders are accepted by the Company only upon and subject to the Company's Conditions of Tender and Contract as stated herein. Unless expressly accepted in writing by the Company, any variations, qualifications or exclusions of any of these Conditions shall be invalid and inoperative. The placing of an order for the Work with the Company will constitute acceptance of these terms by the Customer and these terms shall govern all work done, goods supplied and services rendered by
the Company.
The order for the Work shall only be deemed to be accepted when the Company issues a written acceptance of the order for the Work at which point, and on which date the contract for the Work shall come into existence.
(3) The Company shall not be responsible for any claims for loss or damage resulting from delays, stoppages or hindrances of whatsoever kind in execution of the Contract arising from circumstances out with the Company's control including but not limited to strikes, lock-outs or other industrial disputes (whether involving the workforce of the Company or any other party), failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order, rule, regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or subcontractors. Any delivery date or date of completion must be regarded as approximate only and whilst every effort will be made by the Company to avoid delay, the Company cannot accept liability for any loss whether direct or indirect arising from such delay.
(4) Unless specifically stated otherwise in the price for the Works shall be subject to variation by the Company at any time without notice to allow for any Increased costs (including those of labour and overheads) coming into effect between the date of the quotation estimate or order and the date of delivery under or completion of the contract.
(5) The terms of payment unless otherwise stated are, that payment is due within fourteen days of the supply of the goods, execution of the work or carrying out of the services, or within fourteen days of the date of the Company's invoice whichever is the earlier. If payment is not received for work done by us within 14 days from the date of invoice, interest may be charged on the outstanding balance at 3% above the Bank of England base lending rate.

(6) The Company shall be entitled on request to a payment to account of 95% of work done and materials on site during the course of the contract, payment to be made within fourteen days of written application.
(7) All contracts are subject to the Company obtaining credit references relating to the customer which it in its sole discretion considers satisfactory and the Company shall have the right at any time either before commencement or during the contract where it does not have such references to insist on some guarantee of or security for payment as a condition of commencing or doing further work under the contract. By your acceptance of these terms, you hereby consent to us obtaining such a report on you from credit reference agencies.
(8) On failure to make prompt payment of any sums due under the Contract, the Company shall be entitled to stop all further works and/or deliveries and shall be entitled to immediate payment on all work done and/or deliveries made.
(9) The Company reserves the right at all times to transfer, assign or sub-contract such part of the Work as it in its sole discretion considers necessary.
(10) Daywork will be charged at the rates then currently charged by the Company, such day rates will be supplied by the Company on request.
(11) The Contract price does not include the cost of providing water and artificial light nor the cost of any necessary scaffolding, guard rails and toe boards, adequate hoists, or any costs incurred in satisfying or complying with any statutory provisions or regulations relating to the safety, health and welfare of persons employed at the site or building, and it is understood that these will be provided and any costs met by or on behalf of the customer and in any event not at the Company's expense. A satisfactory access for haulage and delivery to the site in economic loads will be provided by the Customer. The Company will be entitled to increase the contract price charged to account for the failure of the Customer to provide satisfactory access to the site.
(12) The basis of the Contract is that the job can be progressed to completion without a break unless otherwise stated by the Company. The Company will be entitled to increase the contract price charged to account for any increase in costs arising from breaks in continuity.
The Customer shall obtain and maintain all necessary licences, permissions and consents which may be required for the Work before the date on which the Work are to start
(13) Any movement of furniture, fitments or other work not specifically included in the contract price will be undertaken by the Company only at the Customer's request and risk and the time taken will be charged to the Customer at daywork rates.
(14) Any defects in the Company's workmanship and/or materials shall be rectified at the Company's expense provided proper notice of such is given to the Company within six months of completion of the Contract or the date of invoice whichever is the earlier. This warranty is given in place
of all other warranties, conditions and obligations imposed or implied by statute or otherwise, including without prejudice to the generality of such exclusion, all warranties or conditions as to the quality or fitness for any particular purpose, whether or not that purpose has been named to the Company, all of which are hereby excluded.
(15) The maximum liability of the Company hereunder is limited to the invoiced value of the Contract and the Company will in no case accept liability for any consequential loss suffered by the Customer including any claim for loss of profit.

Richardson & Starling
Delivering Property Care Since 1935

Conditions of tender and contract to be read in conjunction with our report. (Continued).

(16) The parties agree that the proper law of all contracts undertaken by the Company is Scots law and the courts of Scotland will have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Contract or its subject matter or formation (including non-contractual disputes or claims).
(17) Notices
17.1Any notice or other communication given to a party under or in connection with this Contract shall be in writing, addressed to that party at its registered office (if it is a company) or its principal place of business (in any other case) or such other address as that party may have specified to the other party in writing in accordance with this clause 17, and shall be delivered personally or sent by prepaid first-class post or other next working day delivery service, or by commercial courier, fax.
17.2A notice or other communication shall be deemed to have been received: if delivered personally, when left at the address referred to in clause 17.1; if sent by pre-paid first-class post or other next working day delivery service, at 9.00 am on the second Business Day after posting; if delivered by commercial courier, on the date and at the time that the courier's delivery receipt is signed; or, if sent by fax or e-mail, one Business Day after transmission.
17.3The provisions of this clause 17 shall not apply to the service of any proceedings or other documents in any legal action
(18) Severance
18.1If any provision or part-provision of the Contract is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause 18 shall not affect the validity and enforceability of the rest of the Contract.
18.2If any provision or part-provision of this Contract is invalid, illegal or unenforceable, the parties shall negotiate in good faith to amend such provision so that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the intended commercial result of the original provision.
(19) Waiver
19.1A waiver of any right under the Contract or law is only effective if it is in writing and shall not be deemed to be a waiver of any subsequent breach or default.
19.2No failure or delay by a party in exercising any right or remedy under the Contract or by law shall constitute a waiver of that or any other right or remedy, nor prevent or restrict its further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

C.

Warranty and Guarantee:
The Company's treatments are covered by Certificates of Warranty, as summarised below.
In pursuance of the undernoted Contract, RICHARDSON & STARLING (Northern) LIMITED, hereinafter called 'the Warrantor", HEREBY WARRANTS for a period as noted in the report and warranty from the date of completion of the said Contract, subject to the terms and conditions given below THAT
(i) in the event of any new infestation, continuation, or revival of attack by wood-boring insects or wood-rotting fungi in any timber or masonry chemically treated by them
for the prevention or eradication of such attack in accordance with the said Contract, or
(ii) THAT in the event of a continuation or revival of dampness in the area or areas chemically treated by them for the prevention or eradication of such dampness in accordance with the said Contract, they will carry out all necessary treatment or re-treatment to (i) the infected timber and masonry or (ii) the area or areas, free-of-charge and will bear the cost of all exposure and reinstatement work, excluding redecoration, which may be necessary to carry out such treatment or re-treatment. In the event of a claim being made under this Warranty, the Company will require a deposit
to cover the expense of examination, re-fundable in the event of the claim being found justified.

TERMS AND CONDITIONS

(1) Nothing contained in the terms of these Warranties shall be construed as depriving either person or persons claiming benefit hereunder, or the Warrantor, of their respective rights under Common Law.
(2) Subject to compliance with the terms and conditions, these Warranties shall apply during the period they are in force to any subsequent owner or owners of the property treated.
(3) Where treatment has been carried out for the prevention or eradication of fungal attack on timber or masonry or both, or the insertion of a chemical damp-proof course, the acceptance by the Warrantor of any claim for re-treatment under those Warranties shall be conditional upon.
(a) The satisfactory execution immediately after treatment, of any structural or other alteration and works recommended by the Warrantor, and
(b) the full and proper maintenance at all times, of all water systems and other services in the property, and
(c)
all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.
(4) These Warranties shall apply only to those areas specified in the Contract details set out below.
(5) These Warranties shall not apply to:
(a) any areas not fully treated in accordance with the Warrantor's specification for guaranteed treatment.
(b) any part of the guaranteed areas which are repaired, altered or added to after completion of the guaranteed treatment unless the Warrantor is informed in writing before such repairs, alterations or additions are commenced and any supplementary treatment which may be deemed necessary by the Warrantor as a result of such repairs alterations or additions is carried out by the Warrantor and paid for by the owner on the basis of the Warrantor's charges ruling at the time of such supplementary treatment And in respect of (i) above:
(c) any items of furniture or easily movable article constructed of timber.
(d) any plywood.
(e) any timber within the treatment area which is painted or varnished

Other Services Include.

- Woodworm Treatment
- Dry Rot Treatment
- Wet Rot Treatment
- Rising Damp Treatment
- Control of Penetrating damp.
- Control of Condensation
- Remedial Wall Tie Replacement
- Concrete Repairs – Lintels, Sills, Mullions and Steps
- Timber Window Restoration & Draughtproofing
- Underground Waterproofing (Water management system) to Basements and Cellars
- Structural Repairs (Wall stabilisation, Masonry repairs, Masonry crack stitching)

Our Guarantee

With the increase in values over recent years, buying property is now a major undertaking. Unlike other capital items such as cars and boats, your property should provide a financially rewarding investment. The remedial treatment industry contains many companies eager to be paid to rid your property of damp and decay.

But how do you know which companies you can trust to do an honest job?

Your first safeguard is insistence that your specialist contractor is qualified by membership of the Property Care Association (PCA) and the Guarantee Protection trust (GPT). Membership of the GPT shows that we have satisfied the technical and financial requirement of the UK Trade Association (PCA) and can offer insurance back-up to our long-term guarantees. You can be confident in the knowledge that any remedial work undertaken is performed to the highest standard and is backed by a long-term guarantee against rising damp or decay in structural timbers that you can trust.

Whether your property is Domestic or Commercial, it represents a significant asset – one that should appreciate. Without proper remedial treatment, to solve your property problem, it could depreciate rapidly.

Our customers include.

Homeowners: Local Authorities: Solicitors & Building Societies: Architects & Surveyors: Housing Associations, Property & Estate Management: Building Contractors & Developers: Property Holdings: Banks: Shops & Offices: Community Projects.

Our Branches.

Glasgow, Edinburgh, Stirling, Kirkcaldy, Perth, Dundee, Aberdeen, Oban, Ayr, Dumfries, Hawick and Carlisle.

Richardson & Starling

Why Choose Us?

Delivering Property Care Since 1935

We have been delivering solutions to property problems for over 85 years and aim to give our clients a quality service they can trust.

Reviewed & Recommended

More than 800 positive reviews and recommendations left on Google, TrustPilot, Yell.com, Yelp.com, Reviews.co.uk and Facebook. Visit our website to see what our clients say about us.

Guarantees You Can Trust

Our guarantees on remedial work range from 5 to 30 years. All our guarantees are fully transferable to new owners if the property is sold to give you and them peace of mind.

No Deposit Required

No payment is required to get the job started and most contracts are not paid until the works are complete. (Large jobs may have interim payments)

Award-Winning Contractor

Property Care Association 'UK Contractor of the Year' three times in a row 2016-2018. Our customer service and repair standards have gained us multiple industry awards.

Fully Accredited & Certified Specialists

For more information please visit our website

www.richardsonandstarling.co.uk

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