



C H A R T E R E D   S U R V E Y O R S

*Member Firm of*  
**FIRST SURVEYORS SCOTLAND**  
*National Valuation & Property Consultancy Service*

## SINGLE SURVEY REPORT

|                    |  |
|--------------------|--|
| PROPERTY ADDRESS   | 7 Mayburn Loan<br>Loanhead<br>Midlothian<br>EH20 9EN   |
| CLIENT             | Mr & Mrs B Falcone   |
| CLIENT ADDRESS     | c/o Avenue Road Estate Agents  |
| DATE OF INSPECTION | 5 <sup>TH</sup> May 2022   |
| PREPARED BY        | DHKK Ltd<br>Chartered Surveyors<br>54 Corstorphine Road<br>Edinburgh<br>EH12 6JQ<br>Tel: 0131 313 0444<br>Fax: 0131 313 0555 |

## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

|  |   |
|--|---|
| <b>Description</b>                               | The subjects comprise a two storey detached house.  |
| <b>Accommodation</b>                             | Ground Floor – Reception Hall, Living Room, Dining Room and Kitchen.<br><br>Upper Floor – Three Bedrooms and Bathroom.  |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | 83 m <sup>2</sup> approximately.  |
| <b>Neighbourhood and location</b>                | The property is situated in a well-established residential area of Loanhead and close to the town centre. Surrounding properties are of a similar age, type and character and all amenities and facilities are available within easy reach. |
| <b>Age</b>                                       | 50 years approximately.   |
| <b>Weather</b>                                   | It was dry at the time of inspection.   |
| <b>Chimney stacks</b>                            | <i>Visually inspected with the aid of binoculars where appropriate.</i><br><br>There is a single chimney stack of masonry construction with a roughcast rendered finish.  |

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**Roofing including roof space**

*Sloping roofs were visually inspected with the aid of binoculars where appropriate.*

*Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.*

*Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.*

The roof is of pitched timber truss design and covered with concrete tiles.

Access is available into the roof space by way of a sliding metal ladder to a hatch in the landing ceiling. This area is floored. It was possible to carry out a limited inspection.

**Rainwater fittings**

*Visually inspected with the aid of binoculars where appropriate.*

The rainwater fittings are of PVC manufacture.

**Main walls**

*Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.*

The main walls are of traditional cavity brick construction and partly rendered with roughcast externally.

**Windows, external doors and joinery**

*Internal and external doors were opened and closed where keys were available.*

*Random windows were opened and closed where possible.*

*Doors and windows were not forced open.*

The window frames and doors are of replacement uPVC double glazed design.

**External decorations**

*Visually inspected.*

The majority of the property is maintenance free in terms of external decoration.

**Conservatories / porches**

*Visually inspected.*

Not applicable.

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**Communal areas**

*Circulation areas visually inspected.*

Not applicable.

**Garages and permanent outbuildings**

*Visually inspected.*

There is a detached single garage of block/precast/render construction under a flat and felt covered roof.

Summer house.

**Outside areas and boundaries**

*Visually inspected.*

There is an open fronted blockwork surfaced forecourt and an area of established garden ground to the rear which is bounded by fencing and the masonry walls of buildings to the rear.

**Ceilings**

*Visually inspected from floor level.*

The ceilings are of plasterboard or equivalent.

**Internal walls**

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

The internal walls are mostly of solid construction and plastered on the hard.

**Floors including sub floors**

*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*

*Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.*

*Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.*

The floors are of suspended timber construction with fitted coverings.

No access was available to the sub floor areas.

**Internal joinery and kitchen fittings**

*Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.*

The internal joinery in terms of doors, facings, skirtings etc is in keeping with the style and character of the property.

The kitchen is fitted with a range of modern wall and base units and work surfaces.

**Chimney breasts and fireplaces**

*Visually inspected. No testing of the flues or fittings was carried out.*

There is a chimney breast/fireplace in the living room which is fitted with an electric heater.

**Internal decorations**

*Visually inspected.*

The walls and ceilings mostly have emulsion painted finishes. The woodwork has either a natural or paint finish.

**Cellars**

*Visually inspected where there was safe and purpose-built access.*

There is no cellarage.

**Electricity**

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

Mains electricity is connected to the property.

**Gas**

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

Mains gas is connected to the property.

**Water, plumbing and bathroom fittings**

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.*

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

Mains water is connected to the property.

The plumbing system, where visible, is to modern standards.

The bathroom is fitted with white sanitaryware.

**Heating and hot water**

*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.*

There is a gas fired central heating system with a wall mounted Viessmann Vitodens boiler housed in the kitchen serving panel radiators in all rooms which have individual thermostatic controls.

Hot water is provided instantaneously by the combi boiler.

**Drainage**

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

Drainage is to the main public sewer – not inspected or tested.

**Fire, smoke and burglar alarms**

*Visually inspected.*

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

There is a burglar alarm system. Smoke detectors have been fitted to ceilings.

**Any additional limits to inspection:**

*An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.*

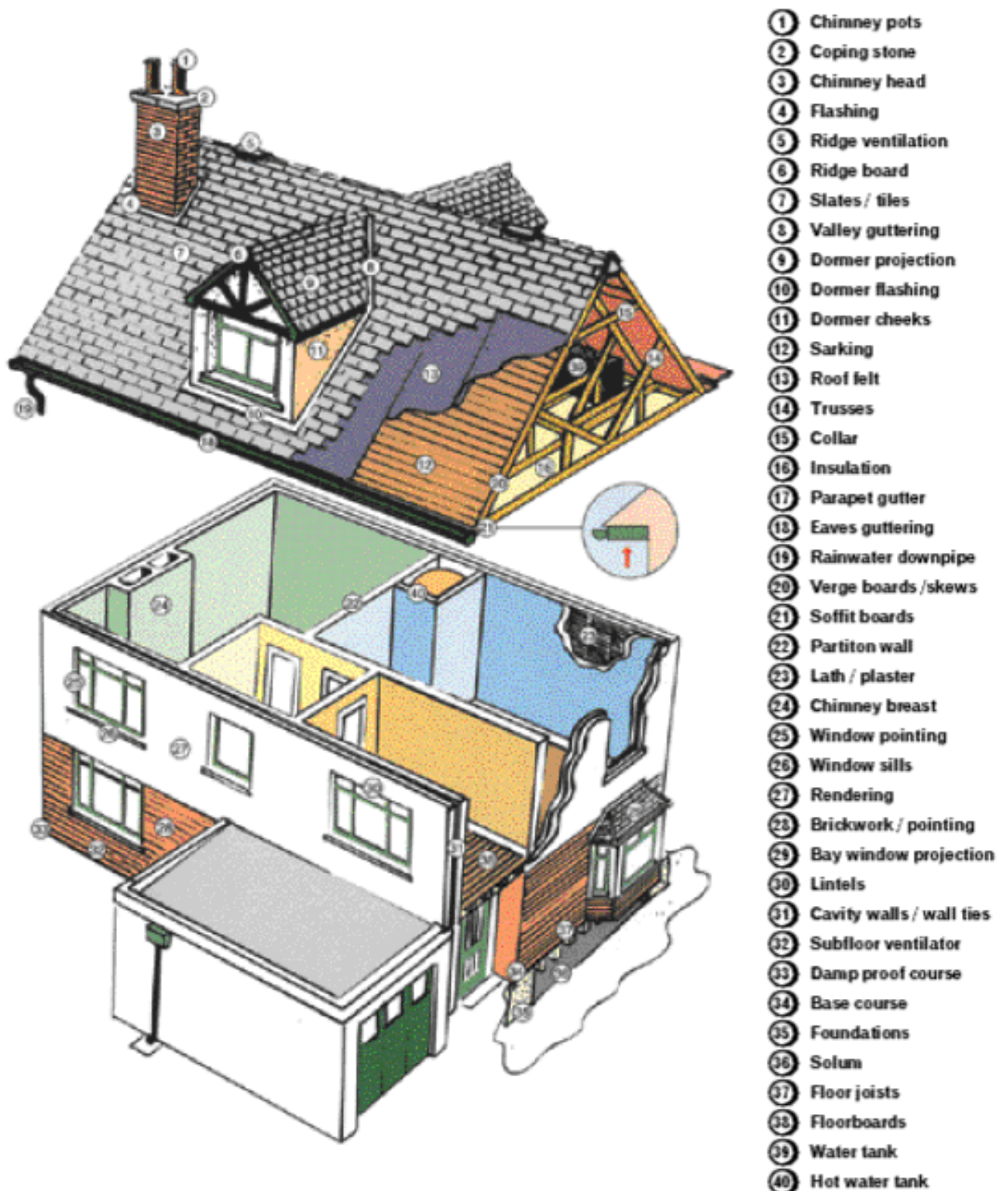
*The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.*

*It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.*

The roof and other external areas were viewed from ground floor level only.

The cupboards were fully stocked with household effects.

## Sectional diagram showing elements of a typical house






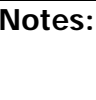







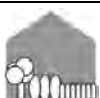

Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.














## 2. CONDITION

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

|   |   |
|---|---|
|  <b>Structural movement</b>            |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | No signs of any significant structural movement were noted on the basis of a single inspection.   |
|  <b>Dampness, rot and infestation</b>  |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | No evidence was found of any dampness, rot or timber infestation within the limitations of the inspection.  |
|  <b>Chimney stacks</b>                 |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | The chimney stack, as viewed from ground level, appear to be in reasonable condition.   |
|  <b>Roofing including roof space</b> |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | The roof coverings, as viewed from ground level, appear to be in reasonable condition but nevertheless it should be anticipated that regular ongoing maintenance will always be necessary, including cleaning off some accumulation of moss growth. No signs of any defects were noted within the roof space, on the basis of a limited inspection. |
|  <b>Rainwater fittings</b>           |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | The gutters and downpipes appear to be in reasonable order with no signs of any water staining being noted to the external walls which would indicate that there are any current leaks. Nevertheless it should be anticipated that regular attention will be required in terms of checking joints, cleaning out gutters etc.                        |
|  <b>Main walls</b>                   |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | No signs of any significant defects were noted.   |

|   |   |
|---|---|
|  <b>Windows, external doors and joinery</b>  |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | The window frames and doors appear to be in satisfactory condition.   |
|  <b>External decorations</b>                 |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | The external décor is satisfactory.   |
|  <b>Conservatories / porches</b>             |   |
| <b>Repair category:</b>   | Not applicable.   |
| <b>Notes:</b>   | Not applicable.   |
|  <b>Communal areas</b>                       |   |
| <b>Repair category:</b>   | Not applicable.   |
| <b>Notes:</b>   | Not applicable.   |
|  <b>Garages and permanent outbuildings</b> |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | No signs of any significant defects were noted. The feltwork covering the flat roof will always require above average attention.  |
|  <b>Outside areas and boundaries</b>       |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | The garden ground and boundaries have been generally well maintained.   |
|  <b>Ceilings</b>                           |   |
| <b>Repair category:</b>   | 1   |
| <b>Notes:</b>   | <p>The ceiling surfaces are in satisfactory order.</p> <p>The textured plaster finishes are now of some age and may contain traces of asbestos. These finishes should not be disturbed except under professional supervision.</p> |

|  |   |
|--|---|
|  <b>Internal walls</b>                        |   |
| <b>Repair category:</b>  | 1   |
| <b>Notes:</b>  | No signs of any significant defects were noted although general cosmetic repairs may be required prior to commencement of any redecoration programme. |
|  <b>Floors including sub-floors</b>           |   |
| <b>Repair category:</b>  | 1   |
| <b>Notes:</b>  | No signs of any defects were noted.   |
|  <b>Internal joinery and kitchen fittings</b> |   |
| <b>Repair category:</b>  | 1   |
| <b>Notes:</b>  | <p>The internal joinery is in satisfactory condition.</p> <p>The kitchen fitments are of a modern style.</p>  |
|  <b>Chimney breasts and fireplaces</b>      |   |
| <b>Repair category:</b>  | 1   |
| <b>Notes:</b>  | No signs of any defects were noted.   |
|  <b>Internal decorations</b>                |   |
| <b>Repair category:</b>  | 1   |
| <b>Notes:</b>  | The décor is generally well presented.  |
|  <b>Cellars</b>                             |   |
| <b>Repair category:</b>  | Not applicable.   |
| <b>Notes:</b>  | Not applicable.   |

|  |  |
|--|--|
|  <b>Electricity</b>                           |  |
| <b>Repair category:</b>  | 1  |
| <b>Notes:</b>  | The electrical wiring installation serves 13 amp sockets and there is a modern circuit breaker system. The installation appears fairly up-to-date, however, regulations with regard to electrical installations are constantly upgraded and it is always prudent to have an electrical system checked and tested on a periodic basis by an electrical contractor to ensure compliance with the latest regulations. |
|  <b>Gas</b>                                   |  |
| <b>Repair category:</b>  | 1  |
| <b>Notes:</b>  | The gas supply appears up-to-date.   |
|  <b>Water, plumbing and bathroom fittings</b> |  |
| <b>Repair category:</b>  | 1  |
| <b>Notes:</b>  | <p>The plumbing system, where visible, appears to run using modern materials. There was no evidence of any leakage from the pipework.</p> <p>The sanitary fittings are of a modern style.</p>  |
|  <b>Heating and hot water</b>               |  |
| <b>Repair category:</b>  | 1  |
| <b>Notes:</b>  | The central heating system appears to be in serviceable condition with no obvious signs of any defects being noted. It is recommended, however, that the system is checked and tested as a matter of routine by a Gas Safe registered engineer to ensure safe operation and compliance with the latest regulations.  |
|  <b>Drainage</b>                            |  |
| <b>Repair category:</b>  | 1  |
| <b>Notes:</b>  | The foul and surface water drainage appears to be satisfactory. The system was not inspected although we noted no surface defects at the time of visit.  |

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

|                                       |                 |
|---------------------------------------|-----------------|
| Structural movement                   | 1               |
| Dampness, rot and infestation         | 1               |
| Chimney stacks                        | 1               |
| Roofing including roof space          | 1               |
| Rainwater fittings                    | 1               |
| Main walls                            | 1               |
| Windows, external doors and joinery   | 1               |
| External decorations                  | 1               |
| Conservatories / porches              | Not applicable. |
| Communal areas                        | Not applicable. |
| Garages and permanent outbuildings    | 1               |
| Outside areas and boundaries          | 1               |
| Ceilings                              | 1               |
| Internal walls                        | 1               |
| Floors including sub-floors           | 1               |
| Internal joinery and kitchen fittings | 1               |
| Chimney breasts and fireplaces        | 1               |
| Internal decorations                  | 1               |
| Cellars                               | Not applicable. |
| Electricity                           | 1               |
| Gas                                   | 1               |
| Water, plumbing and bathroom fittings | 1               |
| Heating and hot water                 | 1               |
| Drainage                              | 1               |

#### Repair Categories

##### Category 3:

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

##### Category 2:

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

##### Category 1:

No immediate action or repair is needed.

#### Remember

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

#### Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

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

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

#### 4. VALUATION AND CONVEYANCER ISSUES

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

##### Matters for a solicitor or licensed conveyancer

It is apparent that alterations have been carried out to form the existing layout and accommodation and particularly in respect of the formation of the patio doors at the rear and installation of Velux roof light. In this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

It was noted that replacement double glazed window frames have been installed.

##### Estimated re-instatement cost for insurance purposes

£215,000 (TWO HUNDRED AND FIFTEEN THOUSAND POUNDS).

##### Valuation and market comments

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £285,000 (TWO HUNDRED AND EIGHTY FIVE THOUSAND POUNDS).

Property market activity has been impacted due to the current response to Covid-19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. The advice is therefore reported on the basis of "material valuation uncertainty" as per the RICS Red Book Global definition. Consequently, less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

**Report author:**

**JOHN B DIXON**  
**Ref: 19118/JBD/AM**

**Address:**

**DHKK Limited**  
**54 Corstorphine Road, Edinburgh EH12 6JQ**

**Signed:**



**Date of report:**

**6<sup>TH</sup> May 2022**

## **PART 1 – GENERAL**

### **1.1 THE SURVEYORS**

The seller has engaged the surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for lending purposes. The seller has also engaged the surveyors to provide an energy report in the format prescribed by the accredited energy assessment company.

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

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

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

The individual surveyor will be a member or fellow of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon residential property.<sup>1</sup>

If the surveyors have had a previous business relationship within the past two years with the seller or seller's agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

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

### **1.2 THE REPORT**

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

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

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



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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

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

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

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

The surveyors are entitled to refrain from delivering the report to anyone until the fee and other charges for it notified to the seller have been paid. Additional fees will be charged for subsequent inspections and reports.

#### **1.8 CANCELLATION**

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

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

The surveyor will 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 the light of the final paragraph of this section.

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

## **1.9 PRECEDENCE**

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

## **1.10 DEFINITIONS**

- the "lender" is the party who has provided or intends or proposes to provide financial assistance to the purchaser towards the purchase of the property and in whose favour a standard security will be granted over the property;
- the "transcript Mortgage Valuation Report for lending purposes" means a separate report, prepared by the surveyor, prepared from information in the report and the generic Mortgage Valuation Report, but in a style and format required by the lender. The transcript Mortgage Valuation Report for lending purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the property;
- the "generic Mortgage Valuation Report" means a separate report, prepared by the surveyor from information in the report but in the surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "property" is the property which forms the subject of the report;
- the "purchaser" is the person (or persons) who enters into a contract to buy the property from the seller;
- a "prospective purchaser" is anyone considering buying the property;

- the “report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in Part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the “seller” is/are the proprietor(s) of the property;
- the “surveyor” is the author of the report on the property; and
- the “surveyors” are the firm or company of which the surveyor is an employee, director, member or partner (unless the surveyor is not an employee, director, member or partner, when the surveyors means the surveyor) whose details are set out at the head of the report.
- The “energy report” is the advice given by the accredited energy assessment company, based on information collected by the surveyor during the inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## **PART 2 – DESCRIPTION OF THE REPORT**

### **2.1 THE SERVICE**

The Single Survey is a report by an independent surveyor, prepared in an objective way regarding the condition and value of the property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an energy report as required by statute and this is in the format of the accredited energy company. In addition, the surveyor has agreed to supply a generic mortgage valuation report.

### **2.2 THE INSPECTION**

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

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

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

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

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

## 2.3 THE REPORT

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

A section is included that makes provision for an energy report, relative to the property. The surveyor will collect physical data from the property and provide such data in a format required by an accredited energy company.

The surveyor cannot of course accept liability for any advice given by the energy company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

Sellers or prospective purchasers should note that the Single Survey is valid for 12 weeks from the date of inspection. Sellers or prospective purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the property.

|                    |  |        |              |
|--------------------|--|--------|--------------|
| Property Address   | 7 Mayburn Loan, Loanhead, Midlothian, EH20 9EN | Ref No | 19118/JBD/AM |
| Seller's Name(s)   | Mr & Mrs B Falcone                             |        |              |
| Date of Inspection | 5 <sup>th</sup> May 2022                       |        |              |

**Property Details**

|               |   |  |                           |  |
|---------------|---|--|---------------------------|--|
| Property Type | House <input checked="" type="checkbox"/> | Detached <input checked="" type="checkbox"/> | If Flat/Maisonette        | Purpose Built <input type="checkbox"/> |
|               | Bungalow <input type="checkbox"/>         | Semi Detached <input type="checkbox"/>       |                           | Converted <input type="checkbox"/>     |
|               | Flat <input type="checkbox"/>             | Mid Terrace <input type="checkbox"/>         | Floor of subject property | <input type="text"/>                   |
|               | Maisonette <input type="checkbox"/>       | End Terrace <input type="checkbox"/>         | No of floors in block     | <input type="text"/>                   |
|               | Other* <input type="checkbox"/>           | *Specify under General Comments              | No of Flats in block      | <input type="text"/>                   |

Type of Construction (\*Specify under General Comments)      Traditional ☒      \*Non Traditional ☐

**Tenure**

Absolute Owner ☒      Leasehold ☐      Age 50 years approximately

**Accommodation – (specify number of rooms)**

Living Rooms       Bedrooms       Kitchens       Bathrooms       WCs       Other

(Specify in General Remarks)

Gross Floor Area (excluding garages & outbuildings)      Internal  m<sup>2</sup>      External  m<sup>2</sup>

Garage(s) / Outbuildings       Parking Space       Garden Yes ☒ No ☐

Residential Element – greater than 40% Yes ☒ No ☐

**Construction**

Walls      Brick ☒      Stone ☐      Concrete ☐      Timber-framed ☐      Other (specify in General Remarks) ☐

Roof      Tile ☒      Slate ☐      Asphalt ☐      Felt ☐      Other (specify in General Remarks) ☐

**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, mining?

If yes, please clarify Yes ☐      No ☒

**Services** (Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks)

|          |   |                                  |                               |                    |   |                                  |                               |
|----------|---|----------------------------------|-------------------------------|--------------------|---|----------------------------------|-------------------------------|
| Drainage | Mains <input checked="" type="checkbox"/> | Private <input type="checkbox"/> | None <input type="checkbox"/> | <b>Water</b>       | Mains <input checked="" type="checkbox"/> | Private <input type="checkbox"/> | None <input type="checkbox"/> |
| Gas      | Mains <input checked="" type="checkbox"/> | Private <input type="checkbox"/> | None <input type="checkbox"/> | <b>Electricity</b> | Mains <input checked="" type="checkbox"/> | Private <input type="checkbox"/> | None <input type="checkbox"/> |

**Central Heating**      Yes ☒      Partial ☐      None ☐      **Brief Description** Gas fired system.

**Location**

|  |  |   |
|--|--|---|
| Residential Suburb <input type="checkbox"/>      | Residential within town/city <input checked="" type="checkbox"/> | Mixed residential/commercial <input type="checkbox"/> |
| Mainly commercial <input type="checkbox"/>       | Commuter village <input type="checkbox"/>                        | Remote village <input type="checkbox"/>               |
| Isolated rural property <input type="checkbox"/> | Other <input type="checkbox"/>                                   | (Specify in General Remarks)                          |

**Roads**

|   |                                      |  |
|---|--------------------------------------|--|
| Made up <input checked="" type="checkbox"/> | Unmade road <input type="checkbox"/> | Partly completed new road <input type="checkbox"/> |
| Adopted <input checked="" type="checkbox"/> | Unadopted <input type="checkbox"/>   | Pedestrian access only <input type="checkbox"/>    |

**Planning issues**

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

If yes, please comment in General Remarks

**General Remarks**

The general condition of the property appears consistent with its age and type of construction.

It is apparent that alterations have been carried out to form the existing layout and accommodation and particularly in respect of the formation of the patio doors at the rear and installation of Velux roof light. In this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

It was noted that replacement double glazed window frames have been installed.

**Essential Repairs**

None.

Estimated cost of essential repairs £  Retention recommended Yes ☐ No ☐ Amount £

**Comment on Mortgageability**

The property forms suitable security for mortgage purposes subject to specific lending criteria of any given mortgage provider.

**Valuations (Assuming Vacant Possession)**

Market value in present condition £ **285,000**

Market value on completion of essential repairs £

Insurance Reinstatement value £ **215,000**

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

Is a Reinspection necessary? Yes ☐ No ☒

**IMPORTANT – THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES**

Signed



Valuers Name and Qualifications **John B Dixon, BSc MRICS**

Date of Inspection **5<sup>th</sup> May 2022** Date of Report **6<sup>th</sup> May 2022**

Company Name **DHKK Ltd**

Address **54 Corstorphine Road**

**Edinburgh**

**EH12 6JQ**

Tel No

**0131 313 0444**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

7 MAYBURN LOAN, LOANHEAD, EH20 9EN

**Dwelling type:** Detached house  
**Date of assessment:** 23 November 2020  
**Date of certificate:** 24 November 2020  
**Total floor area:** 84 m<sup>2</sup>  
**Primary Energy Indicator:** 363 kWh/m<sup>2</sup>/year

**Reference number:** 9140-2647-0290-2820-1135  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

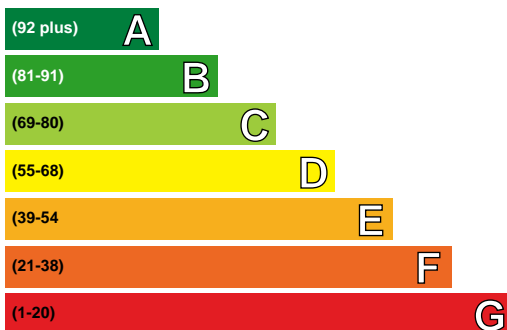
You can use this document to:

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

|   |        |  |
|---|--------|--|
| Estimated energy costs for your home for 3 years* | £3,882 | See your recommendations report for more information |
| Over 3 years you could save*                      | £1,329 |  |

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 53      | 79        |

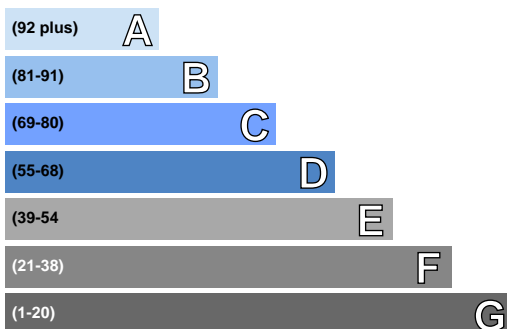
## Energy Efficiency Rating

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.

Very environmentally friendly - lower CO<sub>2</sub> emissions



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

| Current | Potential |
|---------|-----------|
| 50      | 77        |

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

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

Your current rating is **band E (50)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Cavity wall insulation             | £500 - £1,500   | £732.00                      |
| 2 Floor insulation (suspended floor) | £800 - £1,200   | £276.00                      |
| 3 Low energy lighting                | £65             | £141.00                      |

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

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

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

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

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

| Element               | Description                                    | Energy Efficiency | Environmental |
|-----------------------|--|-------------------|---------------|
| Walls                 | Cavity wall, as built, no insulation (assumed) | ★★☆☆☆             | ★★☆☆☆         |
| Roof                  | Pitched, 100 mm loft insulation                | ★★★★☆             | ★★★★☆         |
| Floor                 | Suspended, no insulation (assumed)             | —                 | —             |
| Windows               | Fully double glazed                            | ★★★★☆             | ★★★★☆         |
| Main heating          | Boiler and radiators, mains gas                | ★★★★☆             | ★★★★☆         |
| Main heating controls | Programmer, TRVs and bypass                    | ★★★★☆             | ★★★★☆         |
| Secondary heating     | Room heaters, electric                         | —                 | —             |
| Hot water             | From main system                               | ★★★★☆             | ★★★★☆         |
| Lighting              | Low energy lighting in 19% of fixed outlets    | ★★☆☆☆             | ★★☆☆☆         |

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

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

The calculated emissions for your home are 64 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 5.4 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 2.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.













## Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings  |
|---------------|----------------------|------------------------|---|
| Heating       | £3,216 over 3 years  | £2,142 over 3 years    |  |
| Hot water     | £300 over 3 years    | £210 over 3 years      |   |
| Lighting      | £366 over 3 years    | £201 over 3 years      |   |
| <b>Totals</b> | <b>£3,882</b>        | <b>£2,553</b>          |   |

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

## Recommendations for improvement

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

| Recommended measures                        | Indicative cost | Typical saving per year | Rating after improvement  |   |
|---|-----------------|-------------------------|---|---|
|   |                 |                         | Energy  | Environment   |
| 1 Cavity wall insulation                    | £500 - £1,500   | £244                    |  |  |
| 2 Floor insulation (suspended floor)        | £800 - £1,200   | £92                     |  |  |
| 3 Low energy lighting for all fixed outlets | £65             | £47                     |  |  |
| 4 Upgrade heating controls                  | £350 - £450     | £30                     |  |  |
| 5 Solar water heating                       | £4,000 - £6,000 | £30                     |  |  |
| 6 Solar photovoltaic panels, 2.5 kWp        | £3,500 - £5,500 | £314                    |  |  |

### 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.

- External insulation with cavity 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](http://www.greenerscotland.org).

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

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

### **1 Cavity wall insulation**

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### **2 Floor insulation (suspended floor)**

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

### **3 Low energy lighting**

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### **4 Heating controls (room thermostat)**

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### **5 Solar water heating**

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### **6 Solar photovoltaic (PV) panels**

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

## 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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](http://www.energysavingtrust.org.uk/scotland/rhi).

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 15,575            | (423)                     | (4,072)                          | N/A                             |
| Water heating (kWh per year) | 2,166             |                           |                                  |                                 |

## Addendum

### About this document

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

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

|                             |  |
|-----------------------------|--|
| Assessor's name:            | Mr. John Dixon   |
| Assessor membership number: | EES/009580   |
| Company name/trading name:  | Dixon Heaney Kean Kennedy                                |
| Address:                    | 54 Corstorphine Road<br>Edinburgh<br>EH12 6JQ            |
| Phone number:               | 0131 313 0444  |
| Email address:              | <a href="mailto:survey@dhkk.co.uk">survey@dhkk.co.uk</a> |
| Related party disclosure:   | No related party   |

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

### Use of this energy performance information

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

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

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





|   |  |
|---|--|
| Property address                          | 7 MAYBURN LOAN<br>LOANHEAD<br>MIDLOTHIAN<br>EH20 9EN |
| Seller(s)                                 | Biagio & Carol Falcone                               |
| Completion date of property questionnaire | 23 <sup>rd</sup> Nov 2020                            |

- 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.

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



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

|    |  |                              |
|----|--|------------------------------|
| 7. | <b>Central heating</b>   |                              |
| a. | <p><b>Is there a central heating system in your property?</b><br/>         (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there?<br/>         (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p> | <p><b>Yes/No/Partial</b></p> |
|    | i) When was your central heating system or partial central heating system installed?   | 2013                         |
|    | <p>(ii) Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>  | Yes/No                       |
|    | (iii) When was your maintenance agreement last renewed?<br>(Please provide the month and year).  |                              |
| 8. | <b>Energy Performance Certificate</b>  |                              |
|    | Does your property have an Energy Performance Certificate which is less than 10 years old?   | Yes/No                       |
| 9. | <b>Issues that may have affected your property</b>   |                              |
| a. | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>  | <p>Yes/No</p> <p>Yes/No</p>  |
| b. | <p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>   | Yes/No                       |



10. Services

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

| Services                            | Connected | Supplier       |
|-------------------------------------|-----------|----------------|
| Gas or liquid petroleum gas         | ✓         | SCOTTISH POWER |
| Water mains or private water supply | ✓         | MAINS          |
| Electricity                         | ✓         | SCOTTISH POWER |
| Mains drainage                      | ✓         |                |
| Telephone                           | ✓         | NOW TV         |
| Cable TV or satellite               | ✓         | FREESAT        |
| Broadband                           | ✓         | NOW TV         |

b. Is there a septic tank system at your property?

Yes/No

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

(i) Do you have appropriate consents for the discharge from your septic tank?

Yes/No/  
Don't know

(ii) Do you have a maintenance contract for your septic tank?

Yes/No

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

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



# property questionnaire

|                                    |  |  |
|------------------------------------|--|--|
| b.                                 | <p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>  | <p>Yes/<u>No</u>/<br/>Don't know</p> <p>Yes/No/<br/>Don't know</p> |
| c.                                 | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>  |  |
| <p><b>13. Specialist works</b></p> |  |  |
| a.                                 | <p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><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.</p>   | <p>Yes/<u>No</u></p>   |
| b.                                 | <p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <p>Yes/<u>No</u></p>   |
| c.                                 | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><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.</p> <p>Guarantees are held by:</p> | <p>Yes/No</p>  |

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





# property questionnaire

|  |   |   |
|--|---|---|
| 16.  | <b>Notices that affect your property</b>  |   |
| <b>In the past three years have you ever received a notice:</b>  |   |   |
| a.   | advising that the owner of a neighbouring property has made a planning application? | Yes/No <input checked="" type="radio"/> |
| b.   | that affects your property in some other way?                                       | Yes/No <input checked="" type="radio"/> |
| c.   | that requires you to do any maintenance, repairs or improvements to your property?  | Yes/No <input checked="" type="radio"/> |
| <b>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.</b> |   |   |

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

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

**Signature(s) :**

**Date:**

