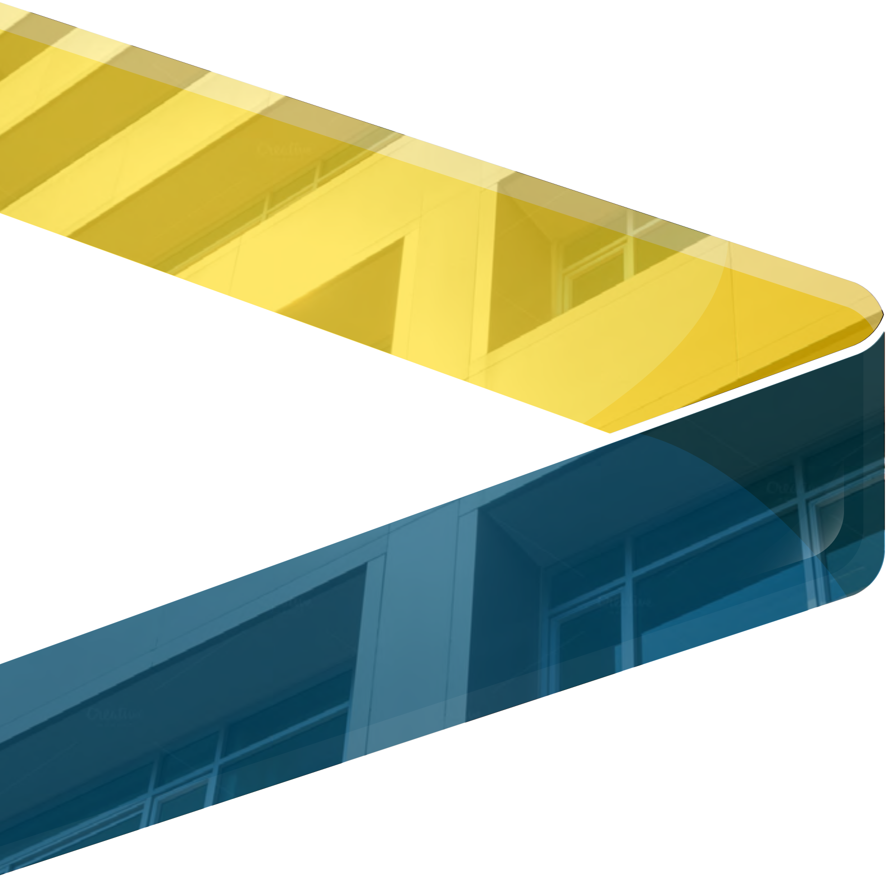
HOME REPORT

37 MERCHISTON AVENUE
MERCHISTON
EDINBURGH
EH10 4PD

DM HALL
CHARTERED SURVEYORS

ENERGY PERFORMANCE CERTIFICATE



DM HALL

CHARTERED SURVEYORS

Energy Performance Certificate (EPC)

Dwellings

Scotland

37 MERCHISTON AVENUE, MERCHISTON, EDINBURGH, EH10 4PD

Dwelling type: Detached house
Date of assessment: 14 September 2023
Date of certificate: 18 December 2023
Total floor area: 185 m^2
Primary Energy Indicator: 325 kWh/m^2/year

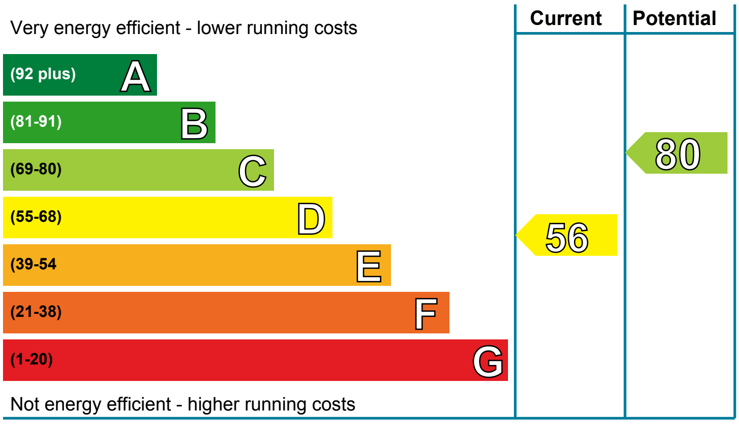
Reference number: 4902-8541-3022-2499-1173
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£15,780**	See your recommendations report for more information
Over 3 years you could save*	**£6,789**	

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

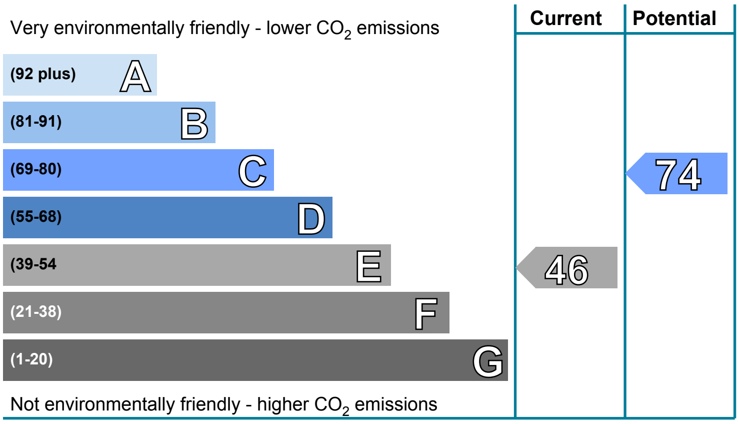


Energy Efficiency Rating

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 D (56)**. 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 (46)**. 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 Internal or external wall insulation	£4,000 - £14,000	£3768.00
2 Floor insulation (suspended floor)	£800 - £1,200	£954.00
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£189.00

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

Recommendations Report

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation Pitched, no insulation (assumed)	★★★★☆ ★☆☆☆☆	★★★★☆ ★☆☆☆☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Some double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 36% 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_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 57 kg CO_2/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 11 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 6.0 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	£13,350 over 3 years	£7,689 over 3 years	**You could save £6,789 over 3 years**
Hot water	£1,389 over 3 years	£657 over 3 years	
Lighting	£1,041 over 3 years	£645 over 3 years	
Totals	**£15,780**	**£8,991**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal or external wall insulation	£4,000 - £14,000	£1256	D 66	D 58
2	Floor insulation (suspended floor)	£800 - £1,200	£318	C 69	D 62
3	Add additional 80 mm jacket to hot water cylinder	£15 - £30	£63	C 69	D 63
4	Draughtproofing	£80 - £120	£152	C 70	D 64
5	Low energy lighting for all fixed outlets	£70	£115	C 71	D 65
6	Solar water heating	£4,000 - £6,000	£132	C 72	D 67
7	Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£228	C 74	C 69
8	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£617	C 80	C 74

Choosing the right improvement package

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

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

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

1 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

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 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

4 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

5 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).

6 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.

7 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

8 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.

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)	37,922	(1,812)	N/A	(11,308)
Water heating (kWh per year)	3,919			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Andrew Milne
Assessor membership number:	EES/009383
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	17 Corstorphine Road Edinburgh EH12 6DD
Phone number:	0131 477 6006
Email address:	andrew.milne@dmhall.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

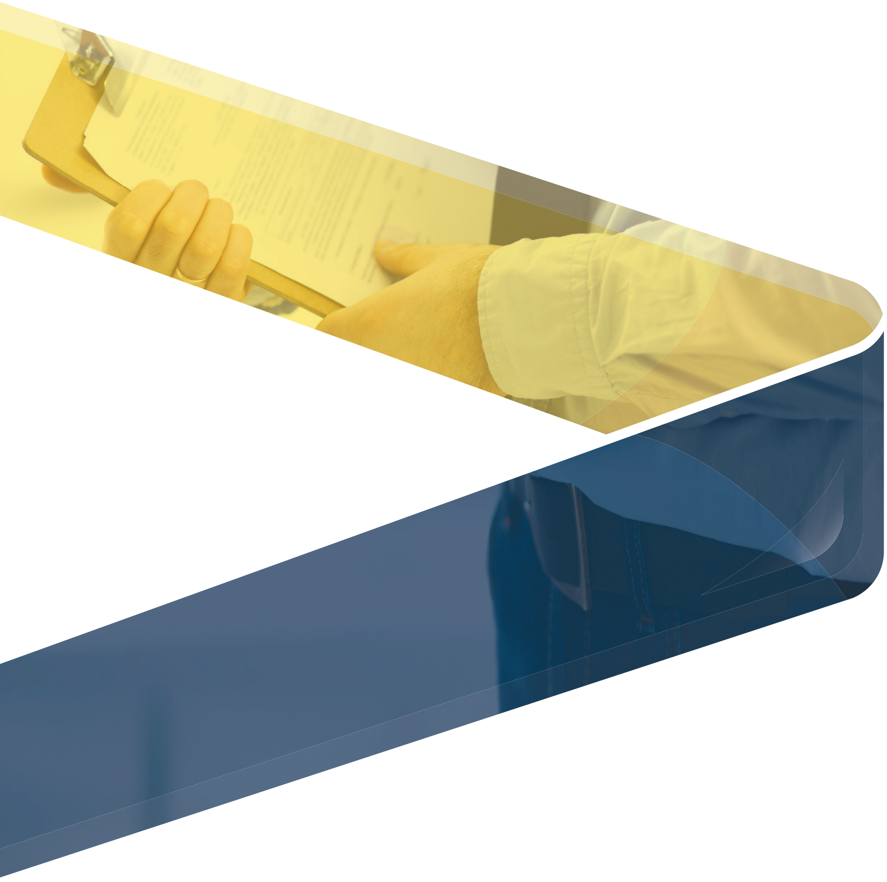
There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

SINGLE SURVEY



DM HALL
CHARTERED SURVEYORS

Single Survey

survey report on:

Property address	37 MERCHISTON AVENUE MERCHISTON EDINBURGH EH10 4PD

Customer	Raymond White Deceased

Customer address	

Prepared by	DM Hall LLP

Date of inspection	12th February 2024

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

1. Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2. Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

3. Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	Detached villa.
Accommodation	GROUND FLOOR: vestibule, hallway, sitting room, dining room, bedroom, kitchen, utility room, shower room and wc apartment. FIRST FLOOR: 4 bedrooms and bathroom.
Gross internal floor area (m²)	185 sqm approx.
Neighbourhood and location	Established and mixed residential/commercial area within a central and southern district of Edinburgh.
Age	130 years approximately.
Weather	Dry and sunny and following a period of similar weather conditions.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** Stone construction and pointed and the flashings are in cement. A full inspection was not possible from ground level.
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 timber construction, being of a multi-pitched design and overlaid with slates. Ridges and valleys appear to be in metal. From ground level not all roof pitches can be seen. The rear outshot also has a pitched and slated roof and again the ridges are in metal. Access was obtained into the principal roof void area by means of a hatch located in the first floor bathroom. The void area is partially floored and is currently used as storage. There is evidence of underfelt between the slates and sarking in some areas.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** Cast iron and PVC rainwater goods.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** Solid stone and pointed and there are a range of sub-floor ventilators.

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.** Windows are of varying styles and ages but being predominantly of the traditional timber sash and casement design. Front and rear doors are of a modern design and there is also a timber door from the vestibule to the rear which cannot be seen internally. Fascia boarding is of timber.

External decorations	**Visually inspected.** Paint finishes to joinery work and rainwater goods.

Conservatories / porches	None.

Communal areas	None.

Garages and permanent outbuildings	None.

Outside areas and boundaries	**Visually inspected.** Garden grounds to front, sides and rear bounded in the most part by stone walls. There is off street parking at the front.

Ceilings	**Visually inspected from floor level.** The ceilings are of timber lath and plaster.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Solid construction and plastered. Furniture and personal effects limited access to some lower wall areas.

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.** Flooring is predominantly of suspended timber construction and is overlaid with fitted floor coverings. There are solid floors to the vestibule and rear outshot. Again floor coverings restricted my inspection. There is no access into any 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.** Timber finishes and facings and fitted kitchen units along with the usual press and cupboard accommodation as is normally associated with a property of this age and type. A number of bedrooms have fitted wardrobes installed. Stored goods in some areas limited my inspection. A timber staircase links the ground and first floor accommodation.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** A number of fireplaces are retained however flues could not be inspected.

Internal decorations	**Visually inspected.** Walls and ceilings have mainly either a paper or paint finish.

Cellars	None.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains supply is connected and there is a modern circuit breaker in the vestibule. There are 13 amp power points.

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 supply is connected.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains water is connected and visible pipework is in copper and PVC. The majority of pipes are concealed and cannot be seen. There is a glass fibre cold water storage tank located in the roof void area. In the shower room there is a shower tray, wash hand basin and wc installed and in the wc apartment there is a wc fitted. In the first floor bathroom all sanitary fittings have been removed.

Heading 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.** Heating is by way of a gas fired boiler connected to radiators and this also supplies hot water, via a circulating tank which is pre insulated. . The boiler was not in use at the time of inspection.

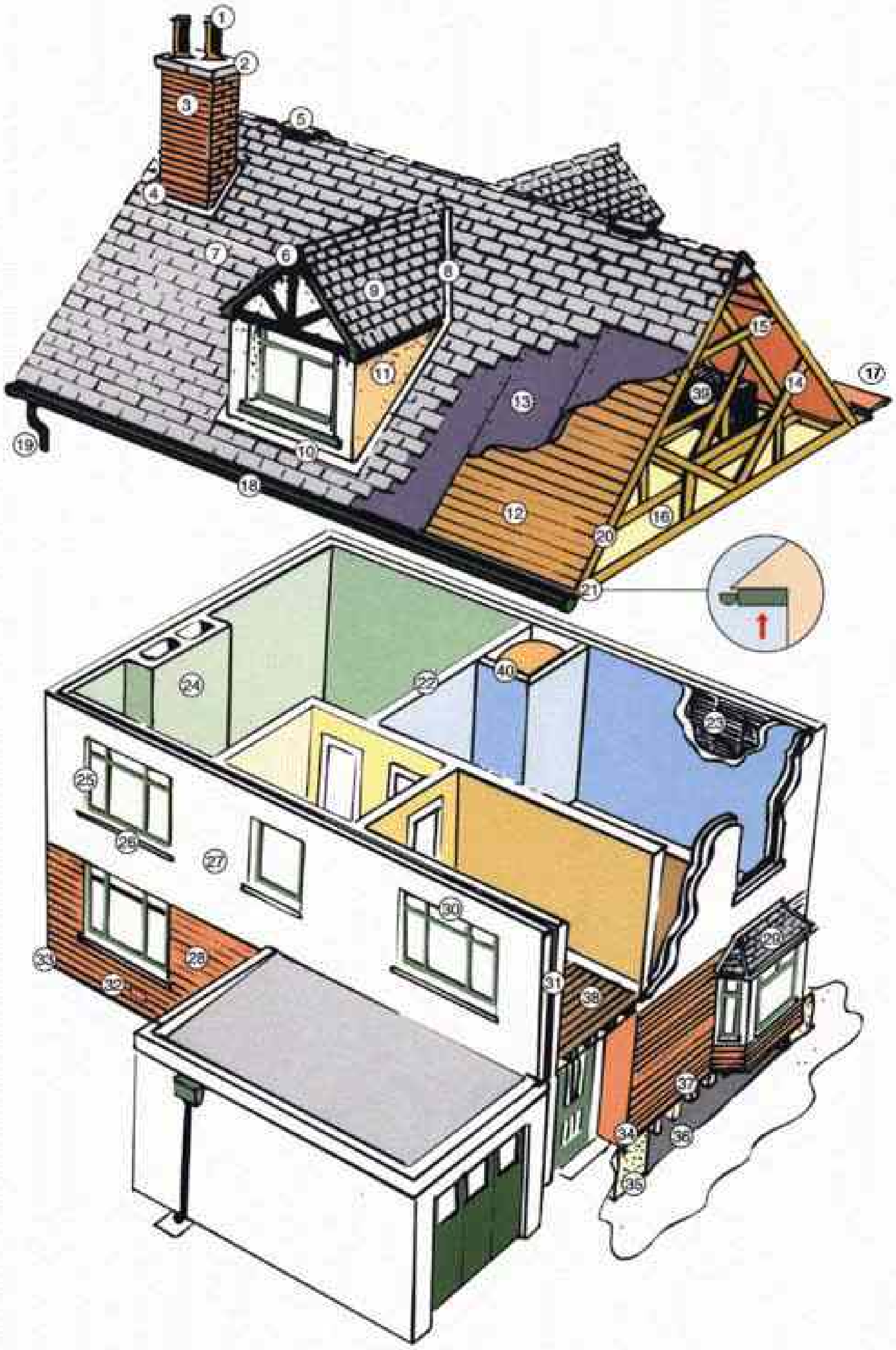
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Main sewer.

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

Any additional limits to inspection	The property whilst vacant has all floors covered. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties. The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can

	significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

Sectional Diagram showing elements of a typical house



- 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	Evidence of previous movement was noted in the property, but within the limitations of our inspection, we found no evidence to suggest that the movement appears serious or that there were obvious signs of recent movement having occurred. It is our opinion that this evidence would not have an adverse effect on future saleability.

Dampness, rot and infestation

Repair category	2
Notes	A number of accessible lower wall areas were tested with a moisture meter. Higher than usual readings were obtained, particularly in the rear outshot. This in my experience is fairly typical of a property of this age and type. Further advice can be obtained from specialists. Recent remedial works/treatment in relation to timber decay and damp penetration have been carried out by Valentine Property Services. Documentation is attached in this regard. It is assumed that all necessary remedial works have been satisfactorily completed. Staining is evident within the roof void area indicating that water ingress has occurred in the past.

Chimney stacks

Repair category	2
Notes	Weathering is apparent and is regarded as typical given the age of the property. No immediate repairs are anticipated. Maintenance will be required on an ongoing basis.

Roofing including roof space

Repair category	2
Notes	There are aspects of the roof that suggest repairs, including partial re-slating have taken place in the past. Further repairs and ongoing maintenance must be anticipated. Further advice in relation to the overall condition of the roof, its likely lifespan and maintenance requirements can be obtained from a roofing contractor.

Rainwater fittings

Repair category	2
Notes	There is evidence of leakage having occurred. Rainwater goods should be monitored during adverse weather conditions and if leakage is noted repairs should be carried out. Leakage, over time, can cause defects to develop. Vegetation growth has been recently removed from watergates at the rear of the property.

Main walls

Repair category	2
Notes	Ongoing maintenance must be anticipated. Whilst pointing appears mostly intact, with no obvious evidence of significant open joint being evident from ground level, there are areas where the pointing is old and loose. Stonework shows signs of weathering. This can be regarded as typical for a building of this age and immediate repairs are not anticipate. Some areas have been re-faced however further repairs are likely.

Windows, external doors and joinery

Repair category	2
Notes	Timber casement windows and timber doors, along with areas of eaves and verge timbers, require a comprehensive overhaul. Double glazed windows often require renewal when the seals fail causing misting to develop between the panes. This is often difficult/impossible to see in its early stages and in some weather/lighting conditions.

External decorations

Repair category	2
Notes	Areas require redecoration, particularly the timbers.

Conservatories/porches

Repair category	-
Notes	N/A

Communal areas

Repair category	-
Notes	N/A

Garages and permanent outbuildings

Repair category	-
Notes	N/A

Outside areas and boundaries

Repair category	2
Notes	Repair/maintenance to external boundary walls must be anticipated.

Ceilings

Repair category	2
Notes	Bossed and cracked plaster is noted to some areas. Any repairs to plasterwork can be carried out during redecoration.

Internal walls

Repair category	2
Notes	Bossed and cracked plaster is noted to some areas. Any repairs to plasterwork can be carried out during redecoration.

Floors including sub-floors

Repair category	2
Notes	Generally firm to the tread. An area of flooring in the bathroom requires reinstating.

Internal joinery and kitchen fittings

Repair category	2
Notes	Joinery finishes are in an order commensurate with their age and as such show signs of wear. Internal glazing may not be of safety glass.

Chimney breasts and fireplaces

Repair category	1
Notes	It is good practice for flues to be regularly inspected and maintained.

Internal decorations

Repair category	2
Notes	Redecoration must be anticipated.

Cellars

Repair category	-
Notes	N/A

Electricity

Repair category	2
Notes	Circuitry is assumed to function satisfactorily however it may not comply totally with the most up to date regulations unless complete rewiring has taken place within the recent past. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.

Gas

Repair category	1
Notes	Gas appliances are assumed to function satisfactorily and that they have been installed in accordance with the relevant regulations and that regular servicing and maintenance has been carried out. A check/inspection by a suitably qualified engineer should be carried out prior to use. Trade bodies governing gas installations currently advise that gas appliances

	should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings

Repair category	2
Notes	Bathroom fittings require installing. It is recommended that the plumbing installation be checked given that a number of pipes have been disconnected. The wash hand basins in the bedrooms, whilst appearing serviceable, are likely to require either removal or replacement. Sanitary fittings installed, appear to be in a serviceable condition and there is no evidence of fracture or leakage from pipework. Seals around baths/shower trays should be regularly checked for water tightness as leakage can often occur and which over time can cause defects to develop.

Heating and hot water

Repair category	2
Notes	The heating and hot water system are both assumed to function satisfactorily and that they have been properly serviced and maintained on a regular basis and that the boiler and flue were installed in accordance with the relevant regulations. Gas boilers, heaters, fires and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation. Checks are often carried out upon change of ownership and are recommended.

Drainage

Repair category	2
Notes	Drainage at the side, in relation to the bathroom requires fitting. There is no obvious, surface evidence that the drains are either chocked 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	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	2

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

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

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

3. Accessibility information

Guidance notes on accessibility information

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

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

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

Estimated reinstatement cost for insurance purposes

The property should be insured on a reinstatement basis for a figure not less than £855,000.

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

Valuation and market comments

Having regard to all relevant factors, including the prevailing market conditions and assuming no onerous expenditure will be encountered in relation to any repairs required, the current market value of the property may be fairly stated in the sum of £850,000.

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

There has recently been a steady demand for properties of this type within in this location.

Signed	Security Print Code [393439 = 0670] Electronically signed
Report author	Andrew H Milne
Company name	DM Hall LLP
Address	17 Corstorphine Road, Edinburgh, EH12 6DD
Date of report	13th February 2024

Mortgage Valuation Report

DM HALL
CHARTERED SURVEYORS

Property Address

Address	37 MERCHISTON AVENUE, MERCHISTON, EDINBURGH, EH10 4PD
Seller's Name	Raymond White Deceased
Date of Inspection	12th February 2024

Property Details

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

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

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

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

Approximate Year of Construction 1890

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ ☐ Unexpired years ☐

Accommodation

Number of Rooms
2 Living room(s) 5 Bedroom(s) 1 Kitchen(s)
2 Bathroom(s) 0 WC(s) 0 Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) 185 m² (Internal) ☐ m² (External)

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

Garage / Parking / Outbuildings

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

Permanent outbuildings:

None.

Construction

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

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

Special Risks

Has the property suffered structural movement?	☒ Yes ☐ No
If Yes, is this recent or progressive?	☐ Yes ☒ No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	☐ Yes ☒ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

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

Drainage ☒ Mains ☐ Private ☐ None

Electricity ☒ Mains ☐ Private ☐ None

Central Heating ☒ Yes ☐ Partial ☐ None

Water ☒ Mains ☐ Private ☐ None

Gas ☒ Mains ☐ Private ☐ None

Brief description of Central Heating:

Gas boiler to radiators.

Site

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

☐ Rights of way ☐ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections

☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☐ Residential within town / city ☒ Mixed residential / commercial ☐ Mainly commercial

☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

Internally, fittings and fixtures along with the services are assumed to function satisfactorily. The first flor bathroom requires re-fitting.

Externally, the visible building fabric appears to be in an order consistent with age and type. On going maintenance must be anticipated.

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

Evidence of previous movement was noted in the property, but within the limitations of our inspection, we found no evidence to suggest that the movement appears serious or that there were obvious signs of recent movement having occurred. It is our opinion that this evidence would not have an adverse effect on future saleability.

Essential Repairs

None required for mortgage purposes.

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

Mortgage Valuation Report

Comment on Mortgageability

The property is considered to form suitable security for lending purposes, subject to individual lenders criteria.

Valuations

Market value in present condition	£ 850000
Market value on completion of essential repairs	£
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 855000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

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

Declaration

Signed	Security Print Code [393439 = 0670] Electronically signed by:-
Surveyor's name	Andrew H Milne
Professional qualifications	MRICS
Company name	DM Hall LLP
Address	17 Corstorphine Road, Edinburgh, EH12 6DD
Telephone	0131 624 6600
Fax	0131 624 6609
Report date	13th February 2024

PROPERTY QUESTIONNAIRE

DM HALL

CHARTERED SURVEYORS

Property Questionnaire

Property address	Detached House, 37 MERCHISTON AVENUE, MERCHISTON, EDINBURGH, EH10 4PD

Seller(s)	Raymond White (Deceased)

Completion date of property questionnaire	13th September 2023

Property Questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property? 1st February 1991	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please circle) **A B C D E F [✓ G] H**	
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** • **Garage** ☐ • **Allocated parking space** ☐ • **Driveway** ☑ • **Shared parking** ☐ • **On street** ☐ • **Resident permit** ☐ • **Metered parking** ☐ • **Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	~~Yes~~ / No / ~~Don't know~~

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	~~Yes~~ / No
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)? If you have answered yes, please describe below the changes which you have made:	~~Yes~~ / No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	~~Yes~~ / ~~No~~
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:	Yes / ~~No~~
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes / ~~No~~
	(ii) Did this work involve any changes to the window or door openings?	~~Yes~~ / No
	(iii) Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed): Some windows are double glazed, others are secondary glazing 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).** **If you have answered yes / partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** Bas Fired Boiler **If you have answered yes, please answer the three questions below:**	Yes / ~~No~~ / ~~Partial~~
b.	**When was your central heating system or partial central heating system installed?**	2022
c.	**Do you have a maintenance contract for the central heating system?** **If you have answered yes, please give details of the company with which you have a maintenance contract:**	~~Yes~~ / No
d.	**When was your maintenance agreement last renewed? (Please provide the month and year).**	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	~~Yes~~ / No
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** **If you have answered yes, is the damage the subject of any outstanding insurance claim?**	~~Yes~~ / No ~~Yes~~ / ~~No~~
b.	**Are you aware of the existence of asbestos in your property?** **If you have answered yes, please give details:**	~~Yes~~ / No

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

Services	**Connected**	**Supplier**
Gas / liquid petroleum gas	✓	British Gas
Water mains / private water supply	✓	Scottish Water
Electricity	✓	British Gas
Mains drainage	✓	Edinburgh Council
Telephone	✓	BT
Cable TV / satellite	✓	Sky
Broadband	✓	Sky

b.	**Is there a septic tank system at your property?** **If you have answered yes, please answer the two questions below:**	**~~Yes~~ / No**
c.	**(i) Do you have appropriate consents for the discharge from your septic tank?**	**~~Yes~~ / ~~No~~ / ~~Don't know~~**
d.	**(ii) Do you have a maintenance contract for your septic tank?** **If you have answered yes, please give details of the company with which you have a maintenance contract:**	**~~Yes~~ / ~~No~~**

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

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

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

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

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

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

Signature(s): ______________________________

____

Date: ______________________________

Services provided by DM Hall include:

- Building Regulation Reports
- Building Consultancy
- Business Appraisal, Valuation and Sales
- Commercial Agency – Sales, Lettings and Acquisitions
- Commercial Property Valuation and Appraisal
- Energy Performance Certificates – Domestic and Non-domestic
- Legal Searches and Property Searches
- Planning and Development
- Property Management
- Rating
- Rent Reviews
- Residential Development Appraisals
- Rural Property

For more information on any of the above services
please visit us at www.dmhall.co.uk or call 0131 477 6000

VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNESS CONTROL
AND GENERAL BUILDING SERVICES

Registered Office:
37 TOWER STREET
EDINBURGH EH6 7BN

Telephone: 0131 - 553 7858
Fax: 0131 - 554 4674

29 January 2024

Our Ref : SL/SW/2/12341

Mr L White
37 Merchiston Avenue
Edinburgh
EH10 4PD

Dear Sir

RE : 37 MERCHISTON AVENUE EDINBURGH

Thank you for your instructions to inspect the above property in connection with timber decay and following our inspection on Friday 26 January 2024 confirmation of our findings together with recommendations are as follows.

We were shown an area of slight decay affecting the skirting and timber linings on the gable wall of the ground floor Entrance Vestibule. We believe that the decay is being caused due to historical Woodborer infestation along the base of the lining boards and timber skirting.

We would therefore recommend carrying out precautionary treatments to this section of wall and this will involve opening up and removing the decayed panelling and we understand that all reinstatement works are to be carried out by your own Contractors, working at a direct cost to you.

If the treatments are carried out in accordance with our specification, then we are prepared to issue our 30 Year Guarantee covering the treatment areas as soon as the account is settled in full.

Specification of Works

1. Allow for removing the skirting board and the timber linings for 1m up from floor level on the Entrance Vestibule gable wall.
2. Allow for brushing down exposed areas.
3. On completion of preparatory work carry out a precautionary spray treatment of our approved timber preservative to all accessible timbers within this area leaving ready for reinstatement, by your own Contractors working at a direct cost to you.

Our quotation for carrying out the recommended remedial repairs and treatments is attached and on receipt of your acceptance arrangements will be made to commence the work as soon as possible.

The areas detailed are the apparent extent of the damage at the time of our inspection. Should we find that on opening up these areas that the further works are required then this work would be the subject of a further quotation to be submitted to you for your approval prior to any works commencing.

A normal supply of electricity and water must be available at all times on site for Our Technician's use.

Please note that we realise that the bulk of our work is fairly disruptive, but we shall endeavour to keep the disruption and inconvenience to a minimum. However, in order to reduce any inconvenience, we would recommend the removal of all furniture, soft furnishing, carpets etc from the immediate working areas prior to the works commencing. We shall not be held responsible for any loss or damage to items of furniture or personal belongings remaining in the immediate working areas.

Please note that should these works be subject to an insurance claim, we stress that our contract is with you and not the Insurance Company. Whilst we will assist you in your claim, under no circumstances are we prepared to wait until the Insurance Company settles your claim. In all cases our account should be settled within fourteen days as stipulated in our Terms and Conditions.

We trust that this is satisfactory however should you have any further queries then please do not hesitate to contact our Mr Laing.

Yours faithfully

STUART LAING
For Valentine Property Services Limited

Name(s) of Client: The Owner (see Clause 2 of Terms and Conditions overleaf):

Address of property treated: 37 Merchiston Avenue
Edinburgh

Date of Survey Report and Specification: 29 January 2024

Date of Completion: 9 February 2024

Contract No: 2/12341
(To be quoted in any communication)

GUARANTEE DETAILS : TIMBER TREATMENTS

The treatments to the skirting and timbers linings as specified in our report dated 29 January 2024.

DATE: 9 February 2024

FOR AND ON BEHALF OF:
VALENTINE PROPERTY SERVICES LTD.

D Laing
....

NOTE: In the treatment of timbers for eradication of wood-borers it is possible that a few deep-seated larvae may escape the immediate effect of the treatment by being below the limit of penetration. These larvae may then emerge as adult beetles in the two years following treatment. In the case of death watch beetle, the period of emergence may even be longer because of their very long life cycle. Should this happen, the beetles will die very soon after emerging but would give the impression that re-infestation has occurred. Actually, the permanent chemical deposit on the treated timbers will prevent any further eggs being laid and, with the final emergences, the treatment becomes completely effective, for the infestation has died out. With this position in mind, it is clear that any suspected failure of treatment cannot be ascertained for at least three years after treatment, and re-inspection within this period would therefore be inconclusive and serve no useful purpose.

VALENTINE PROPERTY SERVICES LTD.

Registered Office:
37 TOWER STREET
EDINBURGH EH6 7BN
Telephone: 0131-553 7858

WOODWORM AND DRY ROT DIVISION

Guarantee

This document should be preserved in a safe place

In pursuance of the undernoted Contract
VALENTINE PROPERTY SERVICES LTD.
37 Tower Street, Edinburgh EH6 7BN, (hereinafter called "the Guarantor"), HEREBY GUARANTEE for a period of THIRTY YEARS from the date of completion of the said Contract, subject to the terms and conditions given below, THAT 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 they will carry out all necessary treatment or re-treatment to the infected timber and masonry 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 Guarantee, the Company will require a deposit to cover the expense of examination, re-fundable in the event of a claim being found justified.

TERMS AND CONDITIONS

1. Nothing contained in the terms of this Guarantee shall be construed as depriving either the person or persons claiming benefit hereunder, or the Guarantor, of their respective rights under Common Law.
2. Subject to compliance with the terms and conditions, this Guarantee shall apply during the period it is 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, the acceptance by the Guarantor of any claim for re-treatment under this Guarantee shall be conditional upon:
   (a) the satisfactory execution immediately after treatment, of any structural or other alteration and works recommended by the Guarantor 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. This Guarantee shall apply only to those areas specified in the Contract details set out below.
5. This Guarantee shall not apply to:
   (a) any items of furniture or easily movable article constructed of timber
   (b) any plywood
   (c) any areas not fully treated in accordance with the Guarantor's specification for guaranteed treatment
   (d) any parts of the guaranteed areas which are repaired, altered or added to after completion of the guaranteed treatment unless the Guarantor is informed in writing before such repairs, alterations or additions are commenced and any supplementary treatment which may be deemed necessary by the Guarantor as a result of such repairs, alterations or additions is carried out by the Guarantor and paid for by the owner on the basis of the Guarantor's charges ruling at the time of such supplementary treatment.

VALENTINE
SERVICES LTD.

SPECIALISTS IN WOOD WORM, DRY ROT, DAMPNESS CONTROL
AND GENERAL BUILDING SERVICES

Directors: Derek Aitken
Stuart Laing

Registered in Scotland: Company no. SC 234451

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Telephone: 0131 - 553 7858
Fax: 0131 - 554 4674

Our Ref : SL/SW/2/12341

29 January 2024

Mr L White
37 Merchiston Avenue
Edinburgh
EH10 4PD

QUOTATION

RE : 37 MERCHISTON AVENUE EDINBURGH

For the guaranteed remedial repairs treatments to the rot affected areas as detailed in our report dated 29 January 2024...

£362 (Plus VAT at standard rate)
Three hundred and sixty two pounds

STUART LAING
For Valentine Property Services Limited

Subject to the terms and conditions overleaf we will carry out remedial work and chemical treatment as above and as detailed in our attached Report and Schedule under the heading "Our Operatives".

To accept this Quotation please sign and return the attached Acceptance of Estimate Form.

TERMS AND CONDITIONS

1. This quotation shall only be binding upon the Company if accepted in writing within a period of 28 days from the date of issue.
2. The quotation exclusive of Value Added Tax which will be charged where applicable, at the appropriate rate.
3. The quotation is based on the report number quoted and refers only to the work detailed in such area as recommended in that report.
4. The Company shall be entitled at its discretion to alter or vary the specified materials or method of carrying out the work in whole or in part without increase in price to the client in the event of any such alteration or variation resulting in a substantial reduction in the cost of the work the Company will at its discretion make such allowance, if any, to the client as the company shall consider fair and reasonable.
5. Whilst the Company shall make every endeavour to start and complete the work by the dates indicated, it shall not be held responsible for any delays.
6. Payment is due nett on completion of the work, or if the work is done in stages, payment for any stage is due on completion of that stage of the work.
7. During the course of the contract the Company reserves the right to demand interim payments for work done. Failure to pay within seven days will result in withdrawal of labour until payment is received.
8. Except where occasioned by the negligence of the Company or its servants, the Company accepts no liability for loss, damage or injury, whether arising during or as a result of the work to the premises to be treated or any adjoining premises, or to any persons, or to any animal or plant life therein, or for any nuisance caused to the Owners or Occupiers of any such premises, and the client shall release and indemnify the Company from and against all claims by any person arising from such loss, damage or injury to the client for and the client will indemnify the Company against claims by any person for:-
   - (i) Damage to interior decoration and paint. Whilst the Company shall use its best endeavours to avoid any such damage there is always the risk of discolouration of ceilings, and particularly polystyrene tiles fixed to ceilings etc., arising through the treatment of ceiling joists. Redecoration should not be attempted until the preservation has dried thoroughly.
   - (ii) Collapse of insecure brickwork, stonework, cementwork, plasterwork, woodwork, etc., during or as the result of the Company's work. If after commencement of work unforseen difficulties arise due to the collapse of insecure work or to irregular bonding thereof or any other cause the additional unforeseen work found to be necessary will be charged extra.
   - (iii) Damage arising as a result of the client's having:
     - (a) failed to remove from the premises any liquids or foodstuffs liable to contamination during the course of treatment.
     - (b) replaced carpets or floor coverings before the solvent has evaporated.
     - (c) layed *'vinyl'* floor coverings on floors that have been treated, the client is advised not to lay such coverings without first obtaining the floor covering manufacturer's recommendations.
9. When chemical treatment is being carried out in any building which involves the use of any organic solvent material the electrical supply to the area being treated shall be switched off by the client in the interest of safety during treatment and for 48 hours after the conclusion thereof. Naked flames should not be permitted for the same period. However the client is required to provide a main electricity supply, free of charge, for lighting and power purposes.
10. On completion of the work and on payment of our account the Company shall issue a guarantee against re-infestation by the insects or fungi or the recurrence of rising damp as detailed in the areas treated in the Company's usual form a copy of which will be supplied on request. This guarantee is issued subject to the property being kept in a wind and water-tight condition with all water supply and waste disposal fittings being maintained in good condition.
11. The balance of our invoice to be paid in full within 14 days from date of invoice. If payment in full is not made the outstanding balance will be charged interest at 3% above bank base rate.

DM HALL
CHARTERED SURVEYORS

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Trustpilot ★★★★★

Issued: May 2023