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Home Report



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Energy Performance Certificate



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Energy Performance Certificate (EPC)

Scotland

Dwellings

102 HIGH STREET, GALASHIELS, TD1 1SQ

Dwelling type: Top-floor maisonette
Date of assessment: 28 April 2025
Date of certificate: 05 May 2025
Total floor area: 112 m²
Primary Energy Indicator: 363 kWh/m²/year

Reference number: 0142-2278-8443-2225-0755
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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£6,294

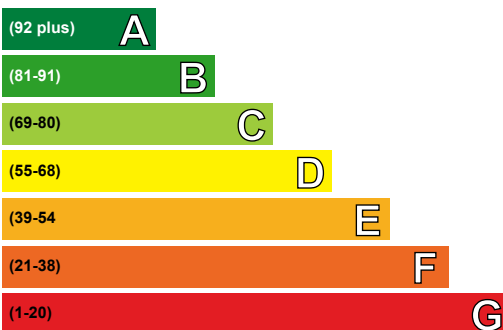
See your recommendations report for more information

Over 3 years you could save*

£2,607

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

Very energy efficient - lower running costs



Current	Potential
56	73

Energy Efficiency Rating

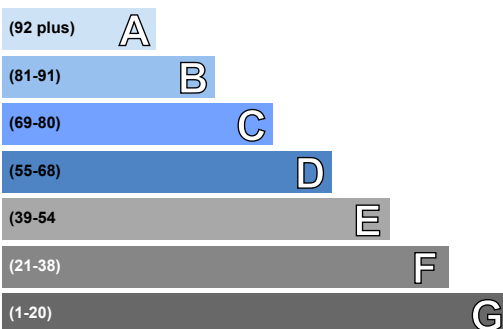
This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

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.

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
48	70

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (48)**. 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.

Not environmentally friendly - higher CO₂ emissions

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£987.00
2 Internal or external wall insulation	£4,000 - £14,000	£876.00
3 Low energy lighting	£20	£96.00

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](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation Roof room(s), no insulation (assumed)	★★★★☆ ★☆☆☆☆	★★★★☆ ★☆☆☆☆
Floor	(other premises below)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
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 67% 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, CO₂ 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 CO₂/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 7.2 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 3.2 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	£5,286 over 3 years	£2,889 over 3 years	
Hot water	£552 over 3 years	£456 over 3 years	
Lighting	£456 over 3 years	£342 over 3 years	
Totals	£6,294	£3,687	

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 Room-in-roof insulation	£1,500 - £2,700	£329		
2 Internal or external wall insulation	£4,000 - £14,000	£292		
3 Low energy lighting for all fixed outlets	£20	£32		
4 Replace boiler with new condensing boiler	£2,200 - £3,000	£217		

Alternative measures

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

- Micro CHP

Choosing the right improvement package

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

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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 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.

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 Condensing boiler

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

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	20,774	(555)	N/A	(3,473)
Water heating (kWh per year)	2,274			

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 MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	07786392797
Email address:	andrew@homereportcompany.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 [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.

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Single Survey



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Single Survey

Property address	102 HIGH STREET GALASHIELS SCOTTISH BORDERS TD1 1SQ
Customer	J WILSON
Customer address	
Prepared by	Home Report Company
Date of Inspection	28 th April 2025



Single Survey

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.

Description	The subjects comprise a main door first floor flat contained within a two storey and attic mid-terraced building containing commercial premises at ground floor level and the subjects under report above.
Accommodation	Ground Floor: Entrance hallway. First Floor: Split landing / hallway, living room, kitchen / family room, two bedrooms, study, internal three-piece bathroom suite, and a three-piece shower room suite. Attic Floor: floored and lined attic room, which we have been informed is for storage purposes only.
Gross internal floor area (m₂)	112m ² or thereby
Neighbourhood and location	The subjects are located within an established mixed residential/commercial district within Galashiels, Scottish Borders where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality.
Age	Fully 100 years old.
Weather	Dry, following a period of mixed weather.
Chimney Stacks	Visually inspected with the aid of binoculars where appropriate. From our restricted external ground floor inspection, the mutual chimney stacks were noted to be of stone construction. Restricted visual inspection carried out.

Single Survey

Roofing including roof space	Sloping roofs where visually inspected. 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. The main roof structure, as from our restricted external ground floor inspection, was noted to be pitched clad externally with slates. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. Our inspection of the roof void area accessed via a fixed staircase from the first floor landing was restricted to a visual inspection of accessible sections. Insulation materials, flooring, and internal sheeting restricted our visual inspection. No access gained to any internal roof space within the flooring and lined attic room, and in accessible roof sections should not be considered free from defects.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The rainwater fittings were noted to be of cast-iron and PVC construction.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. Main walls appear to be of stone construction.
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 were noted to be of UPVC / timber double glazed, and timber single glazed design, whilst the access door was noted to be of timber design.

Single Survey

External decorations	Visually inspected. Painted.
Conservatories / porches	Visually inspected. None.
Communal areas	Circulation areas visually inspected. None.
Garages and permanent outbuildings	Visually inspected. None.
Outside areas and boundaries	Visually inspected. None.
Ceilings	Visually inspected from floor level. Ceilings appear to be of lath and plaster and plasterboard construction with papered and/or painted finishes.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls were noted to be of solid and stud construction with papered and / or painted finishes.

Single Survey

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 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 was noted to be of solid and timber construction with fitted floor coverings throughout. No access gained to any sub-floor area at the time of our inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal doors are of timber design. Facings and skirtings are of painted moulded design, and the kitchen is equipped with a range of wall and base units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. Open fireplaces and boarded up fireplaces noted.
Internal decorations	Visually inspected. Walls and woodwork generally painted. Bath / shower room walls are partly tiled.
Cellars	Visually inspected. None.

Single Survey

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 off. Mains supply with fuse box located within living room cupboard.
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 off. Mains supply. Meter located within living room cupboard.
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 supply. Internal distribution pipes, where seen, appear to be of copper and PVC design. Sanitary arrangements comprise of a three-piece bathroom suite and a three-piece shower suite.
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. Gas fired Vaillant Therocompact boiler to radiators. Hot water is assumed to be supplied on demand from the aforementioned gas fired boiler, and the hot water tank, both noted within the roof void area.

Single Survey

Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Mains.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Smoke alarms noted. Not tested. Scottish Government Regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading may be required to comply with these regulations. Purchasers should satisfy themselves with regards to compliance. We confirm it falls out with our remit to confirm in the provision of smoke alarm(s) meets current requirements.

Single Survey

Any additional limits to inspection

For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

The property was inspected within the limits imposed. At the time of inspection, the property was unfurnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested.

No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Our inspection of the external fabric in general restricted as inspected from external ground floor level.

We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.

Our inspection of the roof void area accessed via a fixed staircase from the first floor landing was restricted to a visual inspection of accessible sections. Insulation materials and flooring restricted our visual inspection.

No access gained to any internal roof space within the flooring and lined attic room, and in accessible roof sections should not be considered free from defects.

Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect.

It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

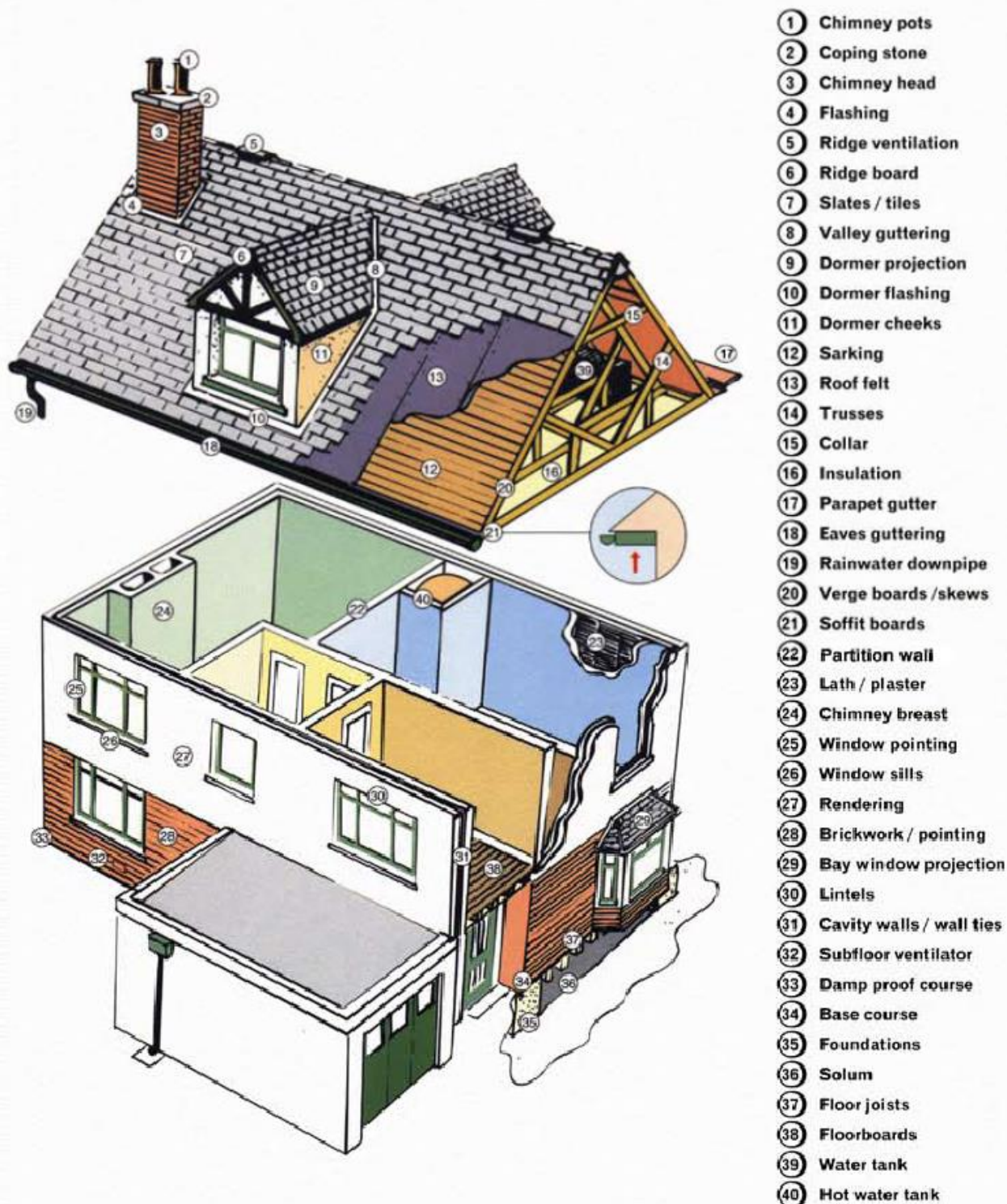
This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.

No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.

Single Survey

	The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. It is out with 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 construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken. It is sometimes difficult or impossible to conclusively determine the exact nature of the construction from a simple visual inspection because the decorative finish can conceal the construction. The description of the construction is the surveyor's opinion provided on the basis of a visual inspection. No rear access gained, therefore our discretion and analysis of the external fabric was from the front elevation only.
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Sectional Diagram showing elements of a typical house



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

Single Survey

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

Structural Movement	
Repair Category	Category 1
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. There is evidence of a settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.
Dampness, rot and infestation	
Repair Category	Category 2
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. Isolated damp readings noted within internal wall linings within the floored and lined attic room. This should be investigated further by a suitable specialist contractor prior to entering into a legal commitment to purchase.
Chimney Stacks	
Repair Category	Category 2
Notes	Masonry finishes were beginning to show signs of deterioration.
Roofing including roof space	
Repair Category	Category 2
Notes	<u>Roof</u> The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required. <u>Void</u> Restricted visual inspection from accessible areas. The majority of the private roof void area was not visible or inspected at the time of our inspection and should not be considered free from defects. Damp staining noted, along with woodworm within exposed timbers.

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Rainwater Fittings	
Repair Category	Category 2
Notes	There is evidence of corrosion which may result in leakage.
Main Walls	
Repair Category	Category 2
Notes	There is weathering and erosion of stonework.
Windows, external doors and joinery	
Repair Category	Category 1
Notes	A precautionary check of all windows and doors is advised. Window seals should be regularly monitored and upgraded to ensure water tightness.
External decorations	
Repair Category	Category 2
Notes	Overhaul/repair works are required to external decorative finishes including possible repairs to external joinerywork prior to redecoration.
Conservatories/porches	
Repair Category	-
Notes	Not applicable.
Communal areas	
Repair Category	-
Notes	Not applicable.
Garages and permanent outbuildings	
Repair Category	-
Notes	Not applicable.

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Outside areas and boundaries	
Repair Category	-
Notes	You should verify with your conveyancer the extent of the boundaries attaching to the property.
Ceilings	
Repair Category	Category 1
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age.
Internal Walls	
Repair Category	Category 2
Notes	The internal walls are largely covered with decorative finishes. During routine redecoration some plaster filling may be necessary. We make reference to the dampness, rot and infestation section of this report and our comments therein.
Floors including sub-floors	
Repair Category	Category 1
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection there was no indication to suggest significant defects in this area. It will, however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.
Internal joinery and kitchen fittings	
Repair Category	Category 1
Notes	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. The kitchen units are of a modern type, and we have been informed were installed c2023.

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Chimney breasts and fireplaces	
Repair Category	Category 1
Notes	There are open fireplaces installed within the property. It should be emphasised that the flues were not checked or appliances tested. Other original fireplaces have been removed/blocked and assume adequately vented.
Internal decorations	
Repair Category	Category 1
Notes	The property is generally in fresh decoration throughout.
Cellars	
Repair Category	-
Notes	Not applicable.
Electricity	
Repair Category	Category 1
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of pvc type. It should be emphasised that the system was not tested at the time of our inspection.
Gas	
Repair Category	Category 1
Notes	It is out with our remit to carry out tests and as a precautionary measure it is appropriate to have the gas fittings tested by a Gas Safe Registered Engineer.

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Water, plumbing and bathroom fittings	
Repair Category	Category 1
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings appeared in fair order consistent with age. Flooring beneath the bath or shower tray were not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and shower fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.
Heating and hot water	
Repair Category	Category 2
Notes	There is a gas fired central heating system and gas fittings and these should all be checked and serviced in the normal manner. In the interests of safety it would be prudent to have all gas appliances checked by a Gas Safe registered tradesman. It is not uncommon for incoming purchasers to test / service the central heating boiler when taking occupancy. Regular servicing of the boilers will help maintain them in a workable and efficient condition.
Drainage	
Repair Category	Category 1
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

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

Structural Movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	-
Communal areas	-
Garages and permanent outbuildings	-
Outside areas and boundaries	-
Ceilings	1
Internal walls	2
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes for 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?	First
2. Are there three steps or fewer to a main entrance door of the property?	No
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

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

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

The property benefits from assumed common external grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

The subjects are located above commercial concerns. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £295,000 (TWO HUNDRED AND NINETY FIVE THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.

Building costs are currently increasing significantly above inflation due to material and labour shortages, it is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

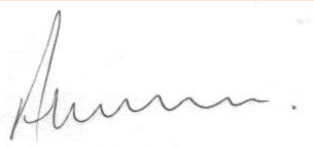
Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 28th April 2025 would be fairly stated in the region of £115,000 (ONE HUNDRED AND FIFTEEN THOUSAND POUNDS STERLING).

We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

Signed



Report author

Mr Andrew J MacKenzie Bsc(Hons) MRICS
For and on behalf of Home Report Company

Address

14 Rutland Square, EDINBURGH, EH1 2BD

Date of report

28th April 2025



HOME REPORT
C O M P A N Y



Property Questionnaire



SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

www.homereportcompany.co.uk

property questionnaire

Property address	102 high street Galashiels Scottish Borders TD11SQ
Seller(s)	Mr David Wilson mrs Jacqueline Wilson
Completion date of property questionnaire	26/04/2025

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?	1 year and 9 months
2.	Council tax	
	Which Council Tax band is your property in?	Band B
3.	Parking	
	What are the arrangements for parking at your property? Resident Permit Any other parking information: N/A	
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)?	No

property questionnaire

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)?	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)?	No
	Please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	N/A
	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: N/A	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	No
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
a.	Is there a central heating system in your property? <i>(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).</i>	Yes
	What kind of central heating is there?	Gas Fired
	i) When was your central heating system or partial central heating system installed?	Don't know
	(ii) Do you have a maintenance contract for the central heating system?	No
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	No
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	No
	Please give details: N/A	

property questionnaire

10	Services																									
a.	Please list which services are connected to your property and give details of the supplier: <table border="1"> <thead> <tr> <th>Service</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>Connected</td> <td>Octopus</td> </tr> <tr> <td>Water mains or private water supply</td> <td>Connected</td> <td>Scottish water</td> </tr> <tr> <td>Electricity</td> <td>Connected</td> <td>Octopus</td> </tr> <tr> <td>Mains drainage</td> <td>Connected</td> <td>Scottish water</td> </tr> <tr> <td>Telephone</td> <td>Not Connected</td> <td>N/A</td> </tr> <tr> <td>Cable TV or satellite</td> <td>Not Connected</td> <td>N/A</td> </tr> <tr> <td>Broadband</td> <td>Not Connected</td> <td>N/A</td> </tr> </tbody> </table>		Service	Connected	Supplier	Gas or liquid petroleum gas	Connected	Octopus	Water mains or private water supply	Connected	Scottish water	Electricity	Connected	Octopus	Mains drainage	Connected	Scottish water	Telephone	Not Connected	N/A	Cable TV or satellite	Not Connected	N/A	Broadband	Not Connected	N/A
Service	Connected	Supplier																								
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Mains drainage	Connected	Scottish water																								
Telephone	Not Connected	N/A																								
Cable TV or satellite	Not Connected	N/A																								
Broadband	Not Connected	N/A																								
b.	Is there a septic tank system at your property?	No																								
	i) Do you have appropriate consents for the discharge from your septic tank?	N/A																								
	(ii) Do you have a maintenance contract for your septic tank?	N/A																								
	Please give details of the company with which you have a maintenance contract: N/A																									
	(iii) When was your maintenance agreement last renewed?	N/A																								

property questionnaire

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?	No
	Please give details: N/A	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Yes
	Please give details: Roof repair would be shared with shops below	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No
	Please give details: N/A	
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?	No
	Please give details: N/A	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?	No
	Please give details: N/A	
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.)	No
	Please give details: N/A	
12 .	Charges associated with your property	

a.	Is there a factor or property manager for your property?	No
	Please provide the name and address, and give details of any deposit held and any charges: N/A	

property questionnaire

b.	Is there a common buildings insurance policy?	No
	Is the cost of the insurance included in your monthly/annual factor's charges?	N/A
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. None	
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?	No
	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: N/A	
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?	No
	Please give details: N/A	
c.	Do you have any guarantees relating to this work?	Not Applicable
	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: N/A	

property questionnaire

14 .	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	No
(ii)	Roofing	No
(iii)	Central heating	No
(iv)	National House Building Council (NHBC)	No
(v)	Damp course	No
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No
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): N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	No
	Please give details: N/A	
14 .	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	No
	Please give details: N/A	

property questionnaire

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

Jacqueline Wilson David Wilson

Date:

26/04/2025



HOME REPORT
C O M P A N Y

EDINBURGH HEAD OFFICE

14 Rutland Square
Edinburgh
EH1 2BD
Phone: 0131 608 0175

GLASGOW

272 Bath Street
Glasgow
G2 4JR
Phone: 0141 433 8011

ABERDEEN

12A Carden Place
Aberdeen
AB10 1UR
Phone: 01224 660 695

info@homereportcompany.co.uk

www.homereportcompany.co.uk



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