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HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT

Home Report Index

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Single Survey

Property Address	36 9 Calder Gardens Edinburgh EH11 4LE
Customer	Shaws Law
Date of Inspection	02/11/2026
Prepared by	Henry Adams Harvey Donaldson & Gibson Chartered Surveyors



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TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently 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 checking the adjacent box.

☑

Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on https://www.connellsgroup.co.uk/our-group/our-brands/. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Andrew Peters, Associate Director of Technical Services, contact 01332 813096.

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.

Prior to 1 December 2008, 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 expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

1.3 LIABILITY

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

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

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

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and 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 will be prepared from information contained in the Report and the generic Mortgage Valuation Report.[2]

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;
- "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.

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

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

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.

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

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

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

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

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

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is

made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION 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" 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 will not be inspected or reported on.

Description	The subjects comprise a purpose built flat located on the second floor within a four storey block containing sixteen units in all. The property was originally constructed for occupation by tenants of the local authority. The subjects are located adjacent to a primary school.
Accommodation	Second floor: Hall, living room, kitchen, 2 bedrooms, bathroom and box room.
Gross internal floor area (sqm)	70m2
Neighbourhood and location	The subjects are located in a residential area within the city of Edinburgh. Surrounding properties are of a similar style and design. There is a reasonable range of amenities nearby. The subjects are accessed by way of an adopted road.
Age	Circa 1965.
Weather	It was dry at time of inspection.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** Our inspection of chimneys was restricted due to the lie of the land. The chimney heads appear of a brick construction.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **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.** Our inspection of the roof was restricted due to adjacent buildings and boundaries. No access was available to the roof space due to health and safety concerns, given the warning stickers noting the presence of asbestos. The roof is of a mono-pitched design, covered with concrete tiles.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. The gutters and downpipes are of uPVC and cast iron construction incorporating integral features. Internal linings could not be inspected from our ground level and external inspection.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** This property appears to be of non-traditional construction known as Skarne, whereby the walls are made of cavity brick/concrete block and rendered externally. There is a timber screen over part of the common stairwell.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.** The windows are of replacement uPVC design incorporating double glazed units. The door is of timber framed design.

External decorations	**Visually inspected.** External decorations are predominately painted and self coloured.

Conservatories / porches	None

Communal areas	**Circulation areas visually inspected.** The property is accessed by a common staircase and common entrance giving access to all floors. Windows are of timber construction containing single glazed units.

Garages and permanent outbuildings	None

Outside areas and boundaries	**Visually inspected.** The property benefits from communal garden grounds to the front, side and rear. There is access to communal parking.

Ceilings	**Visually inspected from floor level.** Ceilings within the property are of solid type, with some plaster and textured finishes noted.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls are of solid masonry and stud design being lined with plasterboard.

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.** A number of the rooms have fully fitted floor coverings which partially restricted the scope of our inspection. No sub-floor inspection was possible due to there being no apparent means of access. The floors appear to be of of suspended timber construction.

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 joinery comprises timber skirtings, door facings and door surrounds. The doors are glazed and timber design. Kitchen fittings comprise a range of wall and base units and work surfaces.

Chimney breasts and fireplaces	None

Internal decorations	**Visually inspected.** The internal decorations are painted and papered. Some of the walls and ceilings have textured finishes which may contain asbestos.

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.** A mains supply of electricity is connected with power points situated throughout the property. The fuse board is located within the box room, as is the electrical meter. Wiring, where visible, is sheathed in PVC.

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.** At the time of our inspection the gas supply appeared disconnected. The gas meter is located in the box room.

Water, plumbing and bathroom fittings	**Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.** Water is supplied from the mains. The visible pipework is lead, copper and plastic. There is a plastic cold water storage tank located in the kitchen cupboard. The bathroom contains a three piece suite consisting of a bath with shower over, wash-hand basin and toilet.

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.** The system was turned off at the time of our inspection. The property appears to have been heated by means of a gas fired system, which now appears redundant. The system is located in the hallway cupboard. Hot water is supplied from the central heating system. The foam insulated hot water cylinder is located in the kitchen cupboard.

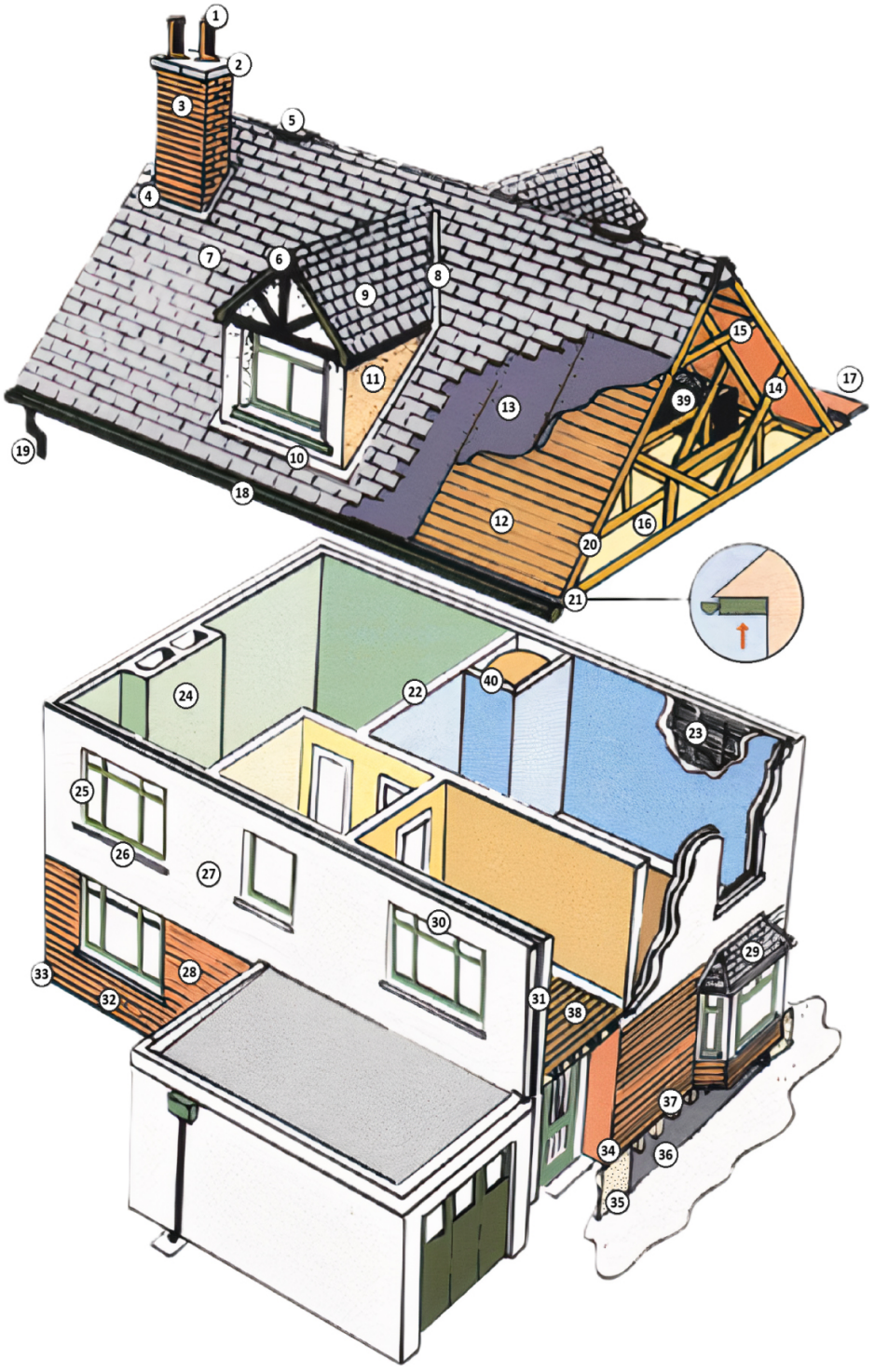
Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Mains drainage is understood to be connected.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** 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 is required to comply with these regulations.

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. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.** **The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.** The property was inspected within the limits imposed by closely nailed and fixed fitted carpeting, floor coverings. 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. The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out. It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions. Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. Our inspection of the chimneys was restricted due to the lie of the land. Our inspection of the roof was restricted due to the lie of the land. No inspection of the communal roof void was possible because of warning labels informing us of a health and safety risk.

	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 and you have concerns you should engage a qualified asbestos surveyor.

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 3 categories:

Category 1	Category 2	Category 3
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	There is evidence of previous movement in the form of internal and external cracking. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated. 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.

Dampness, rot and infestation	
Repair category:	3
Notes	Significant damp was noted within the hall cupboard and the surrounding area, as well as isolated meter readings to sections of flooring and ceilings within the property. It is considered essential to instruct a reputable firm of Timber & Damp Specialists to undertake a full and detailed inspection of the subject to quantify the remedial works required.

Chimney stacks	
Repair category:	1
Notes	No obvious significant defects were noted to the chimney head and they appear to have been recently replaced.

Roofing including roof space	
Repair category:	3
Notes	ROOF COVERING: Sections of verge tiling were of an older style and some sections appeared to be missing. Repairs are required. In the absence of stripping and re-covering, this roof structure will be an increasingly frequent source of maintenance expenditure. The concrete tiles appear to have been replaced relatively recently and purchasers should satisfy themselves with any available documentation prior to purchase. Roof Void: No access was afforded into the roof void given the apparent presence of asbestos within this area. Purchasers should contact the relevant parties to confirm access arrangements, as well to clarify whether there are any scheduled remedial works to remove the substance.

Rainwater fittings	
Repair category:	3
Notes	Sections of guttering show signs of leakage and missing sections were also noted, as well as vegetation growth within the guttering. Repairs are required to prevent damp penetration into the building fabric. Corrosion was noted to cast-iron elements, with signs of previous leakage evident to a number of sections of the rainwater goods. There are integral sections and these require a high onus of care and maintenance as water penetration through faulty linings is common and can put concealed timbers at risk of decay. Given the concealed nature of these sections, no inspection was possible from our ground and internal inspections.

Main walls	
Repair category:	2
Notes	General damage, staining and weathering to rendering is evident in a number of locations, with some sections noted to be missing. This is likely to be a progressive defect. The need for cutting back to the bare brick and re-coating should not be discounted. Graffiti was also noted to sections of the external walls and should be removed.

Windows, external doors and joinery	
Repair category:	3
Notes	The windows are not modern and a number of windows appear to be seized and jammed. Boarding was also present to the front bedroom window. Repairs and upgrading works are required. Glazing was noted to be cracked in multiple locations. Remedial work is required.

External decorations	
Repair category:	2
Notes	Cast iron rainwater fittings are showing signs of corrosion and timber sections are showing signs of decay.

Conservatories / porches	
Repair category:	
Notes	Not applicable

Communal areas	
Repair category:	2
Notes	Communal windows are affected by weathering and localised deterioration. Rotted and defective external timbers can lead to decay and damage to the internal structure. Repair or replacement is required. Textured ceilings were noted to be cracked and defective in places with signs of previous staining also noted. Repairs are required.

Garages and permanent outbuildings	
Repair category:	
Notes	Not applicable

Outside areas and boundaries	
Repair category:	2
Notes	The shared drying area is in poor order and requires repair.

Ceilings	
Repair category:	2
Notes	Cracking was noted to ceiling surfaces and some sections require reinstatement. Remedial works are required.

Internal walls	
Repair category:	2
Notes	General damage was noted to a number of wall finishes and redecoration is required. The textured walls may contain asbestos based materials. Further investigation by a licensed contractor should be carried out.

Floors including sub floors	
Repair category:	2
Notes	Areas of loose and uneven flooring were noted, consistent with age. Within the limitations imposed on the inspection, no indications were noted to suggest any serious disrepair. It will however be appreciated that concealed floor timbers cannot be guaranteed to be free from defect. Isolated damp meter readings were noted to sections of flooring and remedial works and replacements may be required.

Internal joinery and kitchen fittings	
Repair category:	2
Notes	The kitchen fittings are damaged and upgrading is required. Timberwork, door ironmongery, etc have all suffered wear and deterioration and would benefit from replacement. The glazing in vulnerable positions is not kitemarked as toughened glass and repairs and these glazed sections should be replaced.

Chimney breast and fire places	
Repair category:	
Notes	Not applicable

Internal decorations	
Repair category:	3
Notes	Internal decorations require renewal throughout. If decorative finishes are removed significant plaster repairs should be anticipated. The Artex finishes may contain asbestos fibres. This can only be determined by taking a sample for analysis. Even if the decorative finish does contain asbestos fibres it is not normally considered to be a health hazard provided it is not disturbed, for example it should not be rubbed down during redecoration.

Cellars	
Repair category:	
Notes	Not applicable

Electricity	
Repair category:	3
Notes	The electrical system is dated and will not comply with current regulations. Loose and exposed wiring was also noted. The electrical installation should be inspected by a suitably qualified person prior to purchase.

Gas	
Repair category:	3
Notes	The gas supply was disconnected at the time of our inspection and there is evidence of a previous leak within the property. The gas installation should be inspected by a suitably qualified person.

Water, plumbing and bathroom fittings	
Repair category:	3
Notes	Sanitary fittings are of a dated design and require replacement. There is evidence of lead plumbing within the property. The extent of lead pipework serving the property should be properly investigated by a qualified plumber and any necessary replacement undertaken with modern materials.

Heating and hot water	
Repair category:	3
Notes	The present heating system appears redundant and unsafe for use. Full replacement and overhaul of the heating system is required. The hot water cylinder appears to have suffered from leakage.

Drainage	
Repair category:	2
Notes	There appears to have been an historic leak within the kitchen cupboard, which may be linked to the drainage system. Further investigations should be made by a suitably qualified contractor to determine the cause and extent of damage, as well as the cost of any associated remedial work.

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

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	1
Roofing including roof space	3
Rainwater fittings	3
Main walls	2
Windows, external doors and joinery	3
External decorations	2
Conservatories / porches	
Communal areas	2
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	
Internal decorations	3
Cellars	
Electricity	3
Gas	3
Water, plumbing and bathroom fittings	3
Heating and hot water	3
Drainage	2

Category 1 1

No immediate action or repair is needed.

Category 2 2

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

Category 3 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.

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?	Second
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?	Yes
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?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The tenure is understood to be Outright Ownership.

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.

It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs.

Normal local practice is for common repairs to be shared on an equitable basis. This has been assumed to be the position in this case.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists 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.

There is evidence that cavity wall insulation has been installed in the past and any available documentation and/or guarantees regarding this should be obtained.

Confirmation should be made with the local authority as to any ongoing remedial works within the block, including the potential removal of asbestos within the roof void.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £235,000 (Two Hundred and Thirty-Five Thousand pounds sterling). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

The re-building cost for insurance purposes is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy.

Valuation (£) and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 02/11/2026 is £90,000 (Ninety Thousand pounds sterling).

Report author:	Henry Adams
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Standard Buildings 94 Hope Street Glasgow G2 6PH
Electronically Signed By:	Henry Adams
Date of report:	03/11/2026

Mortgage Valuation

Case Details

Seller name(s):	Shaws Law
Address line 1:	36 9 Calder Gardens
Address line 2:	
Address line 3:	
Town / City:	Edinburgh
County:	
Postcode:	EH11 4LE
Date of inspection (dd/mm/yyyy):	02/11/2026

Property Details

Property type:	Flat
Property style:	Purpose Built
Was the property built for the public sector?	Yes

Specific details for: flats & maisonettes

Floor of property:	2	Number of floors in block:	4	Number of units in block:	16	Lift available in block?	No

Tenure

Tenure:	Absolute Ownership

If Leasehold:

Unexpired term (years):		Ground rent (pa):	£

Accommodation

No. of living room(s):	1	No. of bedroom(s):	2	No. of kitchen(s):	1
No. of bathroom(s):	1	No. of WC(s):	0	No. of other room(s):	1
Description of other room(s):	Box room.				
Floor area (m²):	81	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	None
Permanent outbuildings:	None

Construction

Wall construction:	Non traditional Skarne type
Roof construction:	Pitched tile
Approximate year of construction:	1965
Any evidence of alterations or extensions?	No
Alterations or extension details:	

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Risks

Is there any evidence of movement to the property?	Yes
If yes, does this appear longstanding?	Yes
Are there any further risk factors?	No
If yes, please provide details:	There is evidence of previous movement in the form of internal and external cracking. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated.

Services

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central heating:	Partial	Drainage:	Mains		
Provide comments:	Heating fuel: Gas Heating type: Radiators				

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

Location

Location details:	The property is situated within a residential area in a city with an average level of local amenities.

Roads

Road description:	The road has been adopted.

General Remarks

The property is of ex local authority origins.
The property is in poor condition and requires a full programme of repairs, upgrading and modernisation.

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Essential Repairs

It is considered essential to instruct a reputable firm of Timber & Damp Specialists to undertake a full and detailed inspection of the subject to quantify the remedial works required.

Mortgageability Remarks

The property construction is non traditional Skarne type. This form of construction is not universally acceptable to all mortgage lenders and should be brought to the attention of your chosen mortgage lender to ensure that it meets with their lending policy.
It is considered essential to instruct a reputable firm of Timber & Damp Specialists to undertake a full and detailed inspection of the subject to quantify the remedial works required.

Valuation

Market value in present condition:			£ 90000
Market value after essential repairs:			£
Insurance reinstatement value:			£ 235000
Retention required?	No	Retention amount:	£

Declaration

Surveyor name:	Henry Adams
Surveyor qualifications:	ASSOCRICS
Report date (dd/mm/yyyy):	03/11/2026
Company name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Standard Buildings 94 Hope Street Glasgow G2 6PH
Telephone number:	01412040808
Email address:	Help@hdg.co.uk
Surveyor signature:	

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Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT 9 , 36 CALDER GARDENS, CALDERS, EDINBURGH, EH11 4LE

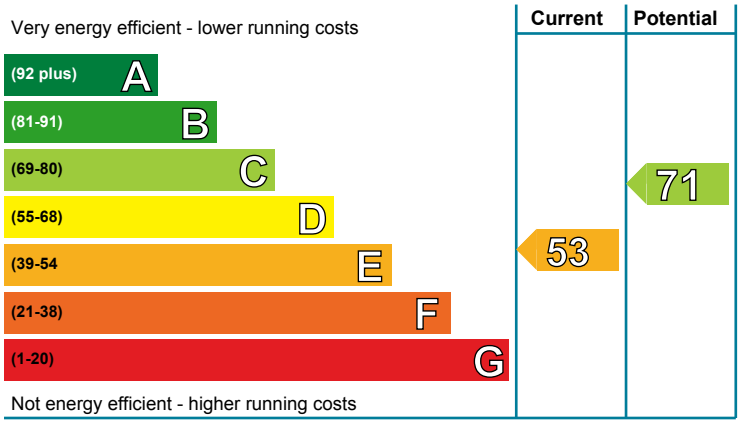
Dwelling type:	Mid-floor flat	**Reference number:**	9180-2372-0090-2606-6615
Date of assessment:	02 November 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	03 November 2026	**Approved Organisation:**	Elmhurst
Total floor area:	70 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	302 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£4,959**	See your recommendations report for more information
Over 3 years you could save*	**£2,007**	

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

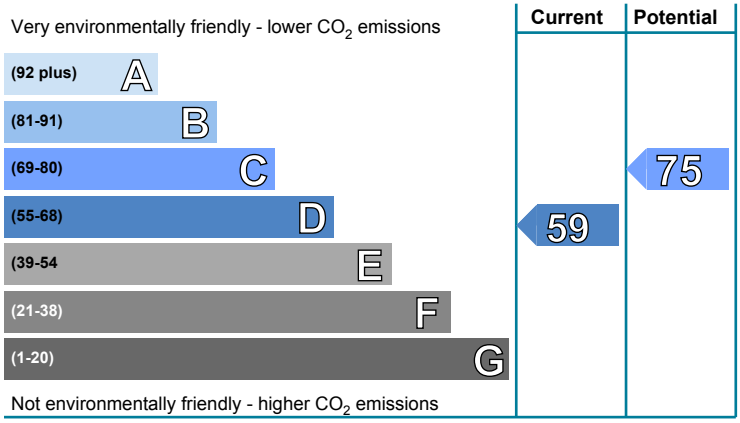


Energy Efficiency Rating

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

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

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band 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 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£63.00
2 Low energy lighting	£450 - £525	£255.00
3 Heating controls (programmer, thermostat, TRVs)	£220 - £250	£366.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	System built, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	No time or thermostatic control of room temperature	★☆☆☆☆	★☆☆☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	From main system, no cylinder thermostat	★★☆☆☆	★★☆☆☆
Lighting	Below average lighting efficiency	★☆☆☆☆	★☆☆☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 52 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.6 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 1.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,039 over 3 years	£1,941 over 3 years	You could save £2,007 over 3 years
Hot water	£1,449 over 3 years	£861 over 3 years	
Lighting	£471 over 3 years	£150 over 3 years	
Totals	**£4,959**	**£2,952**	

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	Add additional 80 mm jacket to hot water cylinder	£20 - £40	£21	E 54	D 60
2	Low energy lighting for all fixed outlets	£450 - £525	£85	D 56	D 60
3	Upgrade heating controls	£220 - £250	£122	D 59	D 64
4	Replace boiler with new condensing boiler	£2,200 - £3,500	£442	C 71	C 75

Alternative measures

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

- Micro CHP
- Cavity, internal or external wall insulation

Choosing the right improvement package

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

energy saving trust

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

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

1 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.

2 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).

3 Heating controls (programmer, room thermostat and thermostatic radiator valves)

The heating system would benefit from a programmer and room thermostat to allow you to set the temperature and programme when you want the heating and hot water to switch on and off; this will reduce the amount of energy used and lower fuel bills. Thermostatic radiator valves should also be installed, to allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install radiator valves and a fully pumped system with the pump and the boiler turned off by the room thermostat. Radiator valves should be fitted to every radiator except one – the radiator in the same room as the room thermostat. Remember the room thermostat is needed to enable the boiler to switch off when no heat is required, thermostatic radiator valves on their own do not turn the boiler off. 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.

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)	7,206.29	N/A	N/A	N/A
Water heating (kWh per year)	3,545.73			

Addendum

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

About this document

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

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

Assessor's name: Mr. Henry Adams
Assessor membership number: EES/033610
Company name/trading name: Harvey Donaldson & Gibson Chartered Surveyors
Address: 4 Redheughs Rigg
Edinburgh
EH12 9DQ
Phone number: 01312257668
Email address: help@hdg.co.uk
Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

PROPERTY QUESTIONNAIRE

Property address	36/9 Calder Gardens, Edinburgh, EH11 4LE

Seller(s)	Shaw's Law Ltd

Completion date of property questionnaire	29/10/2026

HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT

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? DON'T KNOW	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please tick) **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):** **prospective purchasers to make their own enquiries**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**Yes** ☐ **No** ☐ **Don't know** ☒
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**Yes** ☐ **No** ☐
6.	**Alterations/additions/extensions**	
a.	**(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)?**	**Yes** ☐ **No** ☐



	<u>If you have answered yes</u>, please describe below the changes which you have made:	**prospective purchasers to make their own enquiries**
	(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): **Please give any guarantees which you received for this work to your solicitor or estate agent.**	
7.	**Central heating**	
a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes or partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes** ☐ **No** ☐ **Partial** ☐ **prospective purchasers to make their own enquiries**
	i) When was your central heating system or partial central heating system installed?	



PROPERTY QUESTIONNAIRE

	(ii) 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** ☐
	(iii) 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?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**Yes** ☐ **No** ☐ **Yes** ☐ **No** ☐
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐ **prospective purchasers to make their own enquiries on above**

PROPERTY QUESTIONNAIRE

10.	**Services**	

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

Services	Connected	Supplier
Gas or liquid petroleum gas	don't know	don't know
Water mains or private water supply	don't know	don't know
Electricity	don't know	don't know
Mains drainage	don't know	don't know
Telephone	don't know	don't know
Cable TV or satellite	don't know	don't know
Broadband	don't know	don't know

b.	**Is there a septic tank system at your property?** **If you have answered yes, please answer the two questions below:**	**Yes** ☐ **No** ☐
	(i) Do you have appropriate consents for the discharge from your septic tank?	**Yes** ☐ **No** ☐ **Don't know** ☐
	(ii) Do you have a maintenance contract for your septic tank? **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:**	**Yes** ☐ **No** ☐ **prospective purchasers to make their own enquiries**
11.	**Responsibilities for shared or common areas**	
a.	**Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐ **Don't know** ☐ **prospective purchasers to make their own enquiries**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐ **Don't know** ☐ **prospective purchasers to make their own**

		enquiries
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?** **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐ **prospective purchasers to make their own enquiries**
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐ **prospective purchasers to make their own enquiries**
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.)** **<u>If you have answered yes</u>, please give details:**	**Yes** ☐ **No** ☐ prospective purchasers to make their own enquiries
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** ☐ **prospective purchasers to make their own enquiries**
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** ☐ **prospective purchasers to make their own enquiries**
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.** **prospective purchasers to make their own enquiries on above**	
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?**	**Yes** ☐ **No** ☐



	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.	prospective purchasers to make their own enquiries
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 ☐ prospective purchasers to make their own enquiries
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, 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 ☐ prospective purchasers to make their own enquiries

14.	Guarantees					
a.	Are there any guarantees or warranties for any of the following:					
		No	Yes	Don't know	With title deeds	Lost
(i)	Electrical work	☐	☐	☒	☐	☐
(ii)	Roofing	☐	☐	☒	☐	☐
(iii)	Central heating	☐	☐	☒	☐	☐
(iv)	National House Building Council (NHBC)	☐	☐	☒	☐	☐
(v)	Damp course	☐	☐	☒	☐	☐
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☐	☐	☐	☐	☐
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): prospective purchasers to make their own enquiries on above					
c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:					Yes ☐ No ☐ prospective purchasers to make their own

PROPERTY QUESTIONNAIRE

		enquiries on above
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 ☐ prospective purchasers to make their own enquiries
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?	Yes ☐ No ☐
b.	that affects your property in some other way?	Yes ☐ No ☐
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes ☐ No ☐
	<u>If you have answered yes to any of a–c</u> 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) : **SHAWS LAW LTD**

Date: **29/10/2026**

HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT