

YOUR ONESURVEY
HOME REPORT

ADDRESS

Flat 88/10 Duke Street
Edinburgh
EH6 8HL

PREPARED FOR

Martin Mellor

INSPECTION CARRIED OUT BY:

DM HALL
CHARTERED SURVEYORS

SELLING AGENT:

Portolio

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HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	D M Hall - Edinburgh	22/10/2024
Mortgage Certificate	Final	D M Hall - Edinburgh	22/10/2024
Property Questionnaire	Final	Mr. Martin Mellor	08/10/2024
EPC	FileUploaded	D M Hall - Edinburgh	22/10/2024
Additional Documents	FileUploaded		

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Surveyor Reference	ER244347
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Customer	Mr. Martin Mellor
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Selling address	Flat 88/10 Duke Street Edinburgh EH6 8HL
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Date of Inspection	18/10/2024
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Prepared by	Andrew Milne, MRICS D M Hall - Edinburgh
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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

1.2 THE REPORT

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

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in 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;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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	Purpose built and self-contained fourth floor flat within a five storey and basement tenement.
Accommodation	Hallway, Sitting Room, Kitchen, Bedroom and Shower Room.
Gross internal floor area (m ²)	37 sqm approx.
Neighbourhood and location	Established and mixed residential/commercial area, within a northern district of Edinburgh.
Age	150 years approximately.
Weather	Dry and sunny and following a recent period of mixed weather conditions.
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> Stone construction and these are either pointed or rendered. A full inspection is not possible from ground level and not all chimney stacks can be seen.

<p>Roofing including roof space</p>	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i></p> <p><i>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.</i></p> <p>The roof is thought to be of a pitched design and clad with slates. The roof structure is thought to incorporate a central valley gutter.</p> <p>Due to the height of the building, the roof coverings could not be seen from ground level.</p> <p>Access into the roof void area was not possible using a three metre ladder.</p>
<p>Rainwater fittings</p>	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>Visible rainwater goods are in cast iron.</p>
<p>Main walls</p>	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>Solid stone and pointed.</p>
<p>Windows, external doors and joinery</p>	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>Double glazed windows and a timber entrance door.</p>
<p>External decorations</p>	<p><i>Visually inspected.</i></p> <p>PVC finishes.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p><i>Circulation areas visually inspected.</i></p> <p>Access to the property is by way of a common stair and there is an entry phone system.</p> <p>There is a mutual drying green at the rear.</p>
<p>Garages and permanent outbuildings</p>	<p>None.</p>

Outside areas and boundaries	None.
Ceilings	Visually inspected from floor level. Ceilings are of plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Solid and stud construction and having a plaster finish. Areas are obscured by furniture and personal effects.
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. Suspended timber construction. Floor coverings in some areas as well as furniture limited my inspection. There is no sub-floor area.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Timber finishes and facings and fitted kitchen units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. All fireplaces are removed and the flues are sealed.
Internal decorations	Visually inspected. Walls and ceilings have mainly a paint finish.
Cellars	None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on. Mains supply is connected and there are 13 amp power points.

<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p> <p>Mains supply is available within the common stair.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains supply is connected and visible piping is copper and PVC.</p> <p>There is a shower tray, a wash hand basin and a WC installed.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Heating takes the form of a gas fired boiler connected to radiators and this also supplies hot water.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains sewer.</p>

<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p> <p>Smoke detectors are installed.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>
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<p>Any additional limits to inspection</p>	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p><i>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.</i></p> <p><i>If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</i></p> <p><i>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.</i></p> <p>The property is currently tenanted, furnished and has some floors covered. Externally, my inspection has been completed from ground level.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.</p> <p>Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p>
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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.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	Evidence of previous movement was noted in the property, but within the limitations of our inspection, we found no evidence to suggest that the movement appears serious or that there were obvious signs of recent movement having occurred. It is our opinion that this evidence would not have an adverse effect on future saleability.

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>Whilst there is no evidence of damp penetration within the flat there is evidence of water ingress within the common stair.</p> <p>There are signs of spillage from the shower tray.</p> <p>Further advice can be obtained from specialist. It should be noted that where damp exists this can lead to further defects developing, particularly within adjacent timbers.</p>

Chimney stacks	
Repair category:	2
Notes:	Weathering is apparent to both stonework and pointing. A high degree of ongoing maintenance is likely to be required.

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.

Roofing including roof space

Repair category:	2
Notes:	Whilst the roof coverings cannot be inspected it is generally well accepted that roofs of this age do attract a high degree of ongoing maintenance. Further advice in relation to the overall condition of the roof, its likely lifespan and maintenance requirements can be obtained from a roofing contractor.

Rainwater fittings

Repair category:	1
Notes:	There is no obvious evidence of either recent or continued leakage. Rainwater goods should be monitored during adverse weather conditions. Leakage overtime can cause defects to develop. Vegetation growth requires removal.

Main walls

Repair category:	2
Notes:	Ongoing maintenance must be anticipated. Whilst pointing appears mostly intact, with no obvious evidence of significant open joint being evident from ground level, stonework shows signs of weathering. This can be regarded as typical for a building of this age and immediate repairs are not anticipated.

Windows, external doors and joinery

Repair category:	1
Notes:	Where opened, the windows and doors appear to function satisfactorily. Double glazed windows often require renewal when the seals fail causing misting to develop between the panes. This is often difficult/impossible to see in its early stages and in some weather/lighting conditions.

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.

External decorations

Repair category:

1

Notes:

No undue weathering or deterioration is apparent.

Conservatories / porches

Repair category:

Notes:

N/A

Communal areas

Repair category:

2

Notes:

See comments above in relation to water ingress.
Regular and ongoing maintenance of the common areas must be anticipated.

Garages and permanent outbuildings

Repair category:

Notes:

N/A

Outside areas and boundaries

Repair category:

Notes:

N/A

Ceilings

Repair category:

1

Notes:

There are no obvious significant defects. Cracked plaster is noted to some areas. Any repairs to plasterwork can be carried out during redecoration.

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.

Internal walls	
Repair category:	1
Notes:	There are no obvious significant defects. Cracked plaster is noted to some areas. Any repairs to plasterwork can be carried out during redecoration.

Floors including sub-floors	
Repair category:	1
Notes:	Generally firm to the tread. There are no obvious significant defects.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Joinery finishes are in an order commensurate with their age. There are no obvious significant defects.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	There are no obvious significant defects. It is good practice for flues to be regularly inspected and maintained.

Internal decorations	
Repair category:	1
Notes:	There are no obvious significant defects.

Cellars	
Repair category:	
Notes:	N/A

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.

Electricity	
Repair category:	1
Notes:	<p>Circuitry is assumed to function satisfactorily however it may not comply totally with the most up to date regulations unless complete rewiring has taken place within the recent past. Advice can be obtained from an electrical contractor.</p> <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.</p>

Gas	
Repair category:	1
Notes:	<p>Gas appliances are assumed to function satisfactorily and that they have been installed in accordance with the relevant regulations and that regular servicing and maintenance has been carried out.</p> <p>Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.</p>

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>Sanitary fittings appear to be in a serviceable condition and there is no evidence of fracture or leakage from pipework.</p> <p>Seals around baths/shower trays should be regularly checked for water tightness as leakage can often occur and which over time can cause defects to develop.</p>

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.

Heating and hot water	
Repair category:	1
Notes:	<p>The heating and hot water system are both assumed to function satisfactorily and that they have been properly serviced and maintained on a regular basis and that the boiler and flue were installed in accordance with the relevant regulations.</p> <p>Gas boilers, heaters, fires and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation. Checks are often carried out upon change of ownership and are recommended.</p>

Drainage	
Repair category:	1
Notes:	There is no obvious, surface evidence that the drains are either chocked or leaking.

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

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

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 coinoperated machines.

1. Which floor(s) is the living accommodation on?	Fourth
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer	
<p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.</p> <p>Alterations have taken place internally to provide the present accommodation. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.</p> <p>The property is tenanted and my valuation assumes vacant possession.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>165000</p> <p>ONE HUNDRED and SIXTY FIVE THOUSAND POUNDS.</p>	
Valuation (£) and market comments	
<p>140,000 ONE HUNDRED AND FORTY THOUSAND POUNDS</p> <p>Where the need for further advice to be obtained has been indicated, this should be sought prior to a bargain being concluded.</p> <p>There has recently been a steady demand for properties of this type within this location.</p>	
Report author:	Andrew Milne, MRICS
Company name:	D M Hall - Edinburgh
Address:	17 Corstorphine Road Edinburgh EH12 6DD
Signed:	Electronically Signed: 271103-9903267A-CB6F
Date of report:	22/10/2024

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Flat 88/10 Duke Street Edinburgh EH6 8HL	Client: Mr. Martin Mellor Tenure: Absolute
Date of Inspection:	18/10/2024	Reference:

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	LOCATION						
Established and mixed residential/commercial area, within a northern district of Edinburgh.							
2.0	DESCRIPTION			2.1 Age:	150 years approximately.		
Purpose built and self-contained fourth floor flat within a five storey and basement tenement.							
3.0	CONSTRUCTION						
Solid stone and pointed walls. The roof is pitched and slated.							
4.0	ACCOMMODATION						
Hallway, Sitting Room, Kitchen, Bedroom and Shower Room.							
5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
Central Heating:	Gas boiler to radiators.						
6.0	OUTBUILDINGS						
Garage:	None						
Others:	None						
7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>						

Ongoing maintenance must be anticipated.					
Evidence of previous movement was noted in the property, but within the limitations of our inspection, we found no evidence to suggest that the movement appears serious or that there were obvious signs of recent movement having occurred. It is our opinion that this evidence would not have an adverse effect on future saleability.					
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)				
None required for mortgage purposes.					
8.1 Retention recommended:					
9.0	ROADS & FOOTPATHS				
Adopted.					
10.0	BUILDINGS INSURANCE (£):	165000	GROSS EXTERNAL FLOOR AREA	41	Square metres
<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>					
11.0	GENERAL REMARKS				
Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.					
The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.					
Alterations have taken place internally to provide the present accommodation. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.					
The property is tenanted and my valuation assumes vacant possession.					
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>				
12.1	Market Value in present condition (£):	140000	ONE HUNDRED AND FORTY THOUSAND POUNDS		
12.2	Market Value on completion of essential works (£):				
12.3	Suitable security for normal mortgage purposes?				
12.4	Date of Valuation:	18/10/2024			
Signature:		Electronically Signed: 271103-9903267A-CB6F			
Surveyor:	Andrew Milne	MRICS	Date:	22/10/2024	
D M Hall - Edinburgh					

Office:	17 Corstorphine Road Edinburgh EH12 6DD	Tel: 0131 624 6600 Fax: email: EdinburghResidentialAdmin@dmhall.co.uk
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PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Flat 88/10 Duke Street Edinburgh EH6 8HL
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Customer	Mr. Martin Mellor
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Customer address	Flat 88/10 Duke Street Edinburgh EH6 8HL
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Prepared by	Andrew Milne, MRICS D M Hall - Edinburgh
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Energy Performance Certificate (EPC)

Scotland

Dwellings

4F2, 88 DUKE STREET, SOUTH LEITH, EDINBURGH, EH6 8HL

Dwelling type: Top-floor flat
Date of assessment: 18 October 2024
Date of certificate: 22 October 2024
Total floor area: 37 m²
Primary Energy Indicator: 210 kWh/m²/year

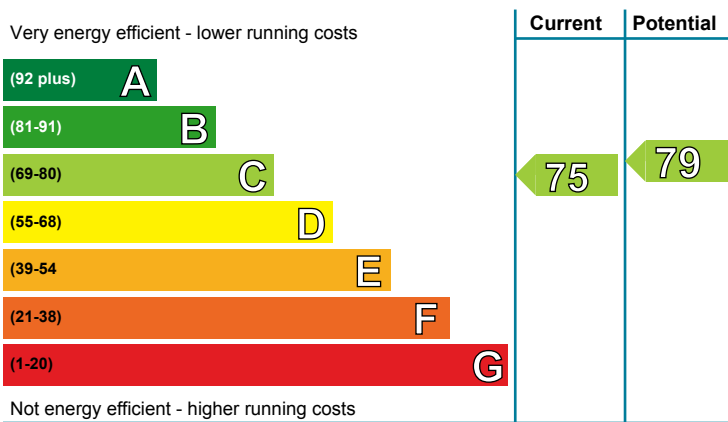
Reference number: 9085-1900-9200-9334-3204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£1,587	See your recommendations report for more information
Over 3 years you could save*	£279	

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

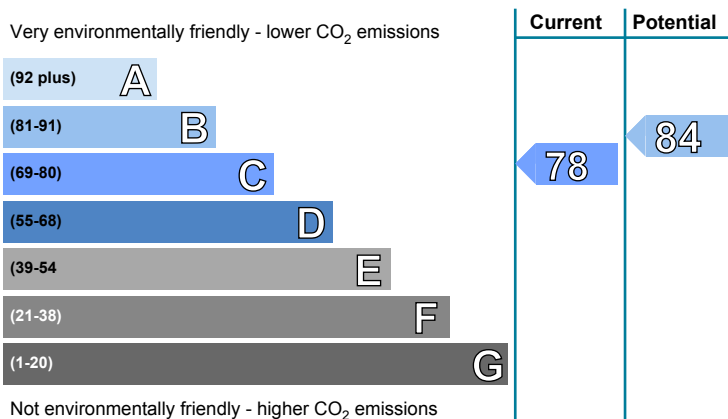


Energy Efficiency Rating

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 C (75)**. 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 (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 C (78)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£279.00

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	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	(another dwelling 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 all 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 37 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 1.4 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


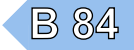
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,167 over 3 years	£888 over 3 years	
Hot water	£285 over 3 years	£285 over 3 years	
Lighting	£135 over 3 years	£135 over 3 years	
Totals	£1,587	£1,308	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£93		

Choosing the right improvement package

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



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

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

1 Internal or external wall insulation

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

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)	3,571	N/A	N/A	(1,414)
Water heating (kWh per year)	1,414			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Andrew Milne
Assessor membership number:	EES/009383
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	17 Corstorphine Road Edinburgh EH12 6DD
Phone number:	0131 477 6006
Email address:	andrew.milne@dmhall.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address

Flat 88/10 Duke Street

Edinburgh

EH6 8HL

Seller(s)

Martin Mellor

Completion date of property questionnaire

08/10/2024

Note for sellers

1.	Length of ownership
	<p>How long have you owned the property?</p> <p>25 years</p>
2.	Council tax
	<p>Which Council Tax band is your property in? (Please circle)</p> <p><input checked="" type="checkbox"/>A <input type="checkbox"/>B <input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E <input type="checkbox"/>F <input type="checkbox"/>G <input type="checkbox"/>H</p>
3.	Parking
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <p>Garage <input type="checkbox"/></p> <p>Allocated parking space <input type="checkbox"/></p> <p>Driveway <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>On street <input type="checkbox"/></p> <p>Resident permit <input checked="" type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Other (please specify):</p>

property questionnaire

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)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> 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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	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:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>Oct 2016: replacement windows</i> 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).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial

property questionnaire

	<p>If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p><i>Gas-fired central heating</i></p>	
	If you have answered yes, please answer the three questions below:	
	<p>(i) When was your central heating system or partial central heating system installed?</p> <p><i>August 2020: Replacement boiler</i></p>	
	(ii) Do you have a maintenance contract for the central heating system?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	<p>If you have answered yes, please give details of the company with which you have a maintenance contract</p> <p><i>Ariston Genus One; 12-year warranty with Contract Heating (i.e. to 2032) when gas certificate carried out with Contract Heating each year</i></p>	
	<p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> <p><i>Don't know</i></p>	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
10.	Services	

property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	Eon Next
	Water mains or private water supply	Y	Scottish Water
	Electricity	Y	Eon Next
	Mains drainage	Y	City of Edinburgh Council
	Telephone	N	
	Cable TV or satellite	N	
	Broadband	N	
b	Is there a septic tank system at your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		
11. Responsibilities for shared or common areas			
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details: <i>Share responsibility for communal areas and for roof</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know	
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: <i>Shared responsibility for communal areas and for roof</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

property questionnaire

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
12. Charges associated with your property		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: <i>No formal factor, but there is an active whatsapp group and email list of owners/agents which is used to discuss communal repairs and to share communal costs</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
b	Is there a common buildings insurance policy?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.	
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

property questionnaire

14. Guarantees		
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
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): <i>Ariston Genus One boiler installed August 2020; 12-year warranty with Contract Heating (i.e. to 2032) when gas certificate carried out with Contract Heating each year</i>	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

15. Boundaries		
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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):	Martin Mellor
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	08/10/2024

Energy Performance Certificate (EPC)

Scotland

Dwellings

4F1 , 88 DUKE STREET, EDINBURGH, EH6 8HL

Dwelling type: Top-floor flat
Date of assessment: 03 November 2020
Date of certificate: 03 November 2020
Total floor area: 41 m²
Primary Energy Indicator: 216 kWh/m²/year

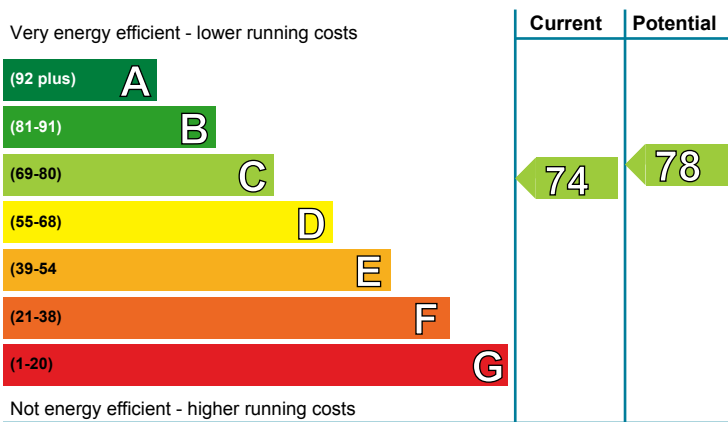
Reference number: 4510-9329-9009-0367-0206
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£1,224	See your recommendations report for more information
Over 3 years you could save*	£210	

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

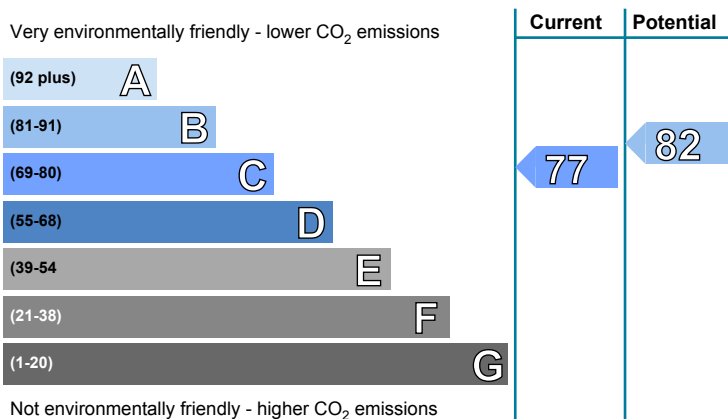


Energy Efficiency Rating

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 C (74)**. 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 (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 C (77)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£207.00

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	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	(another dwelling 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 all 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 38 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 1.6 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 0.4 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	£903 over 3 years	£693 over 3 years	
Hot water	£213 over 3 years	£213 over 3 years	
Lighting	£108 over 3 years	£108 over 3 years	
Totals	£1,224	£1,014	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£69		

Choosing the right improvement package

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

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

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

1 Internal or external wall insulation

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	4,087	N/A	N/A	(1,584)
Water heating (kWh per year)	1,595			

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. Lockhart Brown
Assessor membership number:	EES/023133
Company name/trading name:	Contract Heating Limited
Address:	2B Bankhead Crosseay South Edinburgh EH11 4EX
Phone number:	01314583377
Email address:	p.hannigan@contractheating.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



Issued in accordance with British Standard 7671-Requirements for Electrical Installations by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX.

A. DETAILS OF THE CLIENT

Client: Mellor
 Address: 44 Rosslyn Crescent
 Edinburgh
 Midlothian
 Postcode: EH6 5AX

B. PURPOSE OF THE REPORT

Purpose for which this report is required: Accreditation requirements for renting

Date(s) on which inspection and testing were carried out: 03/11/20

C. DETAILS OF THE INSTALLATION

Occupier: Occupier
 Address: 88/10 Duke Street
 Edinburgh
 Midlothian
 EH6 8HL

Estimated age of the electrical installation: 20 years Evidence of alterations or additions If yes estimated age years

Date of previous inspection: Not Known Electrical Installation Certificate No. or previous Periodic Inspection or Condition Report No: Not Known

Records of installation available: Records held by: Not Known

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report

A visual inspection of all electrical fittings for damage and suitability. Bath panels and fixed or built in appliances not removed. Zs at all accessible sockets. 20% of all switches, sockets, lights. No Zs at enclosed light fittings.

Agreed Limitations including the reasons, if any, on the inspection and testing:

Smoke detectors points. Central heating wiring and controls. Electrical appliances. Wiring in loft spaces beyond the entrances to hatches.

Limitation agreed With: Client

Operational limitations including the reasons: see page No.

N/A

None

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the client and inspector prior to the inspection.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

Installation all in good working order

Summary of the condition of the installation continued on additional pages?

No

Yes

Specify page No(S):

N/A

Overall assessment of the installation:

SATISFACTORY

An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (F1) is required

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

Please see the Notes for recipient at the end of this report

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are no items adversely affecting electrical safety The following observations and recommendations for action are made

Item No	Observations	Code
1	No RCD for any circuit	C3
2	No surge protection	C3
3	Consumer Unit is plastic	C3
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		

AdditionalPages? No Yes Specify page No(s)

† One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:

Code C1 'Danger present'. Risk of injury. Immediate remedial action required.

Code C2 'Potentially dangerous'. Urgent remedial action required.

Code C3 'Improvement recommended'.

Code FI 'Further investigation required without delay'.

Please see end of this document for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required without delay for items:

Improvement recommended for items

G. DECLARATION

I/We being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing hereby declare that the information on this report, including the observations (see F) and the attached schedules (see H), provide an accurate assessment of the condition of the electrical installation and the limitations on the inspection and testing (see D).

I/We further declare that in my/our judgement, the overall assessment of the installation in terms of its suitability for continued use is

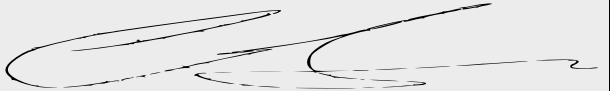
SATISFACTORY

(see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (F1) is required

INSPECTION, TESTING AND ASSESSMENT BY:

Signature



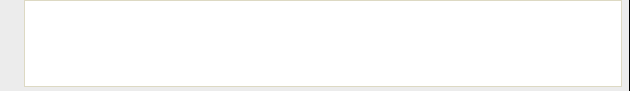
Name: (CAPITALS)

Position:

Date:

REPORT REVIEWED AND CONFIRMED BY:

Signature



(Registered Qualified Supervisor for the Approved Contractor at J)

Name: (CAPITALS)

Date:

H. SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections: Page(s) No 4,5,6

Additional pages, including data sheets for additional source(s) Page No(s)

Schedule of Circuit Details for the installation: Page No(s)

Schedule of Test Results for the installation: Page No(s)

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

Please see the 'Guidance for recipients on the classification codes' at the end of this report

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

5 Years
(Enter interval in terms of years or months, as appropriate)

provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: Contract Heating Ltd.
 Address: 2B Bankhead Crossway South, Edinburgh, Midlothian, EH11 4EX
 Telephone number: 0131 458 3377
 Email address: electrical@contractheating.co.uk
 NICEIC Enrolment number: 031779 (Essential information)
 Branch number: NA

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes or enter details as appropriate

System type(s)	Number and type of live conductors		Nature of supply parameters		Characteristics of primary supply overcurrent device(s)
TN-S <input checked="" type="checkbox"/>	a.c. <input checked="" type="checkbox"/>	Other (please state)	Nominal voltage(s) U(1)	230 V	BS(EN) 1361
TN-C-S <input type="checkbox"/>	1-phase (2-wire) <input checked="" type="checkbox"/>	1-phase (3-wire) <input type="checkbox"/>	Nominal frequency, f(1)	50 Hz	Type 11a
TT <input type="checkbox"/>	2-phase (3-wire) <input type="checkbox"/>	3-phase (4-wire) <input type="checkbox"/>	Prospective fault current, Ipf(2)(3)	0.87 kA	Rated current 60 A
	3-phase (3-wire) <input type="checkbox"/>		External earth fault loop impedance, Ze(3)(4)	0.25 Ω	Short circuit capacity 33 kA
					Confirmation of supply polarity <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one source, record the higher or highest value (4) by measurement

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes or enter details as appropriate

Means of earthing		Details of installation earth electrode (where applicable)	
Distributor's facility: <input checked="" type="checkbox"/>	Type: (eg rod(s), tapes etc) NA	Location: NA	
Installation earth electrode: <input type="checkbox"/>	Electrode resistance, R _e : NA Ω	Method of measurement: NA	

Main switch/Switch-Fuse/Circuit-Breaker/RCD		Earthing and protective bonding conductors	
Type BS(EN) 60439	Voltage rating 240 V	Earthing conductor	
No of Poles 2	Rated current, I _n 100 A	Conductor material Copper	Main protective bonding conductors
Primary supply conductors (material) Copper	RCD operating current, I _{Δn} * mA	Conductor csa 16 mm ²	
Primary supply conductors (csa) 25 mm ²	Rated time delay* ms	Connection continuity verified <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Bonding of extraneous-conductive-parts <input checked="" type="checkbox"/>
	RCD operating time (at I _{Δn})* ms		Water installation pipes <input checked="" type="checkbox"/> Lighting protection <input type="checkbox"/> Other (Specify)
			Oil installation pipes <input type="checkbox"/> Structural steel <input type="checkbox"/>
			Gas installation pipes <input checked="" type="checkbox"/>

** (applicable only where an RCD is suitable and is used as a main circuit-breaker)*

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference	Item	Description	Outcome*	Location reference
1.0	Condition/adequacy of distributor's/supply intake equipment			4.0	Consumer unit(s)		
1.1	Service cable	<input checked="" type="checkbox"/>		4.1	Adequacy of working space or access to consumer unit	<input checked="" type="checkbox"/>	
1.2	Service head	<input checked="" type="checkbox"/>		4.2	Security of fixing	<input checked="" type="checkbox"/>	
1.3	Distributor's earthing arrangement	<input checked="" type="checkbox"/>		4.3	Condition of enclosure(s) in terms of IP rating	<input checked="" type="checkbox"/>	
1.4	Meter tails - Distributor/Consumer	<input checked="" type="checkbox"/>		4.4	Condition of enclosure(s) in terms of fire rating	<input type="checkbox"/>	C3
1.5	Metering equipment	<input checked="" type="checkbox"/>		4.5	Enclosure not damaged/deteriorated so as to impair safety	<input checked="" type="checkbox"/>	
1.6	Means of main isolation (where present)	<input type="checkbox"/>	N/A	4.6	Presence of linked main switch	<input checked="" type="checkbox"/>	
2.0	Presence of adequate arrangements for other sources (microgenerators etc)			4.7	Operation of main switch (functional check)	<input checked="" type="checkbox"/>	
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	<input type="checkbox"/>	N/A	4.8	Operation of circuit-breakers and RCDs to prove disconnection (functional check)	<input type="checkbox"/>	C3
2.1	Adequate arrangements where a generating set operates in parallel with the public supply	<input type="checkbox"/>	N/A	4.9	Correct identification of circuits and protective devices	<input checked="" type="checkbox"/>	
3.0	Earthing and bonding arrangements			4.10	Presence of RCD test notice at or near consumer unit	<input type="checkbox"/>	C3
3.1	Presence and condition of distributor's earthing arrangement	<input checked="" type="checkbox"/>		4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	<input checked="" type="checkbox"/>	
3.2	Presence and condition of earth electrode connection	<input type="checkbox"/>	N/A	4.12	Presence of alternative supply warning notice at or near consumer unit	<input type="checkbox"/>	N/A
3.3	Confirmation of adequate earthing conductor size	<input checked="" type="checkbox"/>		4.13	Presence of replacement next inspection recommendation label.	<input checked="" type="checkbox"/>	
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	<input checked="" type="checkbox"/>		4.14	Presence of other required labelling (please specify)	<input type="checkbox"/>	N/A
3.5	Confirmation of adequate main protective bonding conductor sizes	<input checked="" type="checkbox"/>		4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	<input checked="" type="checkbox"/>	
3.6	Accessibility and condition of main protective bonding conductor connections	<input checked="" type="checkbox"/>		4.16	Single-pole switching or protective devices in the line conductors only	<input checked="" type="checkbox"/>	
3.7	Accessibility and condition of other protective bonding connections	<input checked="" type="checkbox"/>		4.17	Protection against mechanical damage where cables enter consumer unit	<input checked="" type="checkbox"/>	
3.8	Provision of earthing and bonding labels at all appropriate locations	<input checked="" type="checkbox"/>					
†	Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate						

*All boxes must be completed.

'✓' Indicates Acceptable condition

'LIM' indicates a Limitation

'N/A' indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required state F/I

(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets.

C1, C2, C3 and F1 coded items to be recorded in Section F of the report.

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference	Item	Description	Outcome*	Location reference
4.18	Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	<input type="checkbox"/>	N/A				
4.19	RCDs provided for fault protection-includes RCBOs	<input type="checkbox"/>	C3		● incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	<input checked="" type="checkbox"/>	
4.20	RCDs provided for additional protection-includes RCBOs	<input type="checkbox"/>	C3	5.11	Provision of additional protection by RCD not exceeding 30 mA		
4.21	Confirmation of indication that SPD is functional	<input type="checkbox"/>	C3		† for all socket-outlets of rating 20 A or less	<input type="checkbox"/>	C3
4.22	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	<input checked="" type="checkbox"/>			● for mobile equipment not exceeding a rating of 32 A rating for use outdoors	<input type="checkbox"/>	C3
5.0 Final Circuits					† for cables installed in walls or partitions at a depth of less than 50mm	<input type="checkbox"/>	C3
5.1	Identification of conductors	<input checked="" type="checkbox"/>			† for cables installed in walls / partitions containing metal parts regardless of depth	<input type="checkbox"/>	C3
5.2	Cables correctly supported throughout their run	<input type="checkbox"/>	N/A	5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects	<input checked="" type="checkbox"/>	
5.3	Condition of insulation of live parts	<input checked="" type="checkbox"/>		5.13	Band II cables segregated/separated from B and I cables	<input type="checkbox"/>	N/A
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	<input type="checkbox"/>	LIM	5.14	Cables segregated/separated from communications cabling	<input type="checkbox"/>	N/A
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	<input checked="" type="checkbox"/>		5.15	Cables segregated/separated from non-electrical services	<input type="checkbox"/>	N/A
5.6	Adequacy of protective devices type and rated current for fault protection	<input checked="" type="checkbox"/>		5.16	Termination of cables at enclosures (extent of sampling indicated in Section D of the report)		
5.7	Presence and adequacy of circuit protective conductors	<input checked="" type="checkbox"/>			● Connections soundly made and under no undue strain	<input checked="" type="checkbox"/>	
5.8	Co-ordination between conductors and overload protective devices	<input checked="" type="checkbox"/>			● No basic insulation of a conductor visible outside enclosures	<input checked="" type="checkbox"/>	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences	<input checked="" type="checkbox"/>			● Connections of live conductors adequately enclosed	<input checked="" type="checkbox"/>	
5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage				● Adequately connected at point of entry to enclosure (glands, bushes etc.)	<input checked="" type="checkbox"/>	
	● installed in prescribed zones (see Section D. Extent and limitations)	<input type="checkbox"/>	LIM	5.17	Condition of accessories including socket-outlets, switches and joint boxes	<input checked="" type="checkbox"/>	
				5.18	Suitability of accessories for external influences	<input checked="" type="checkbox"/>	
† Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection							

*All boxes must be completed.

'N/A' indicates Not applicable

Further investigation required state F/I

Outcome

'✓' Indicates Acceptable condition

Unacceptable condition state C1 or C2

(to determine whether danger or potential danger exists)

Provide additional comment where appropriate on attached numbered sheets.

'LIM' indicates a Limitation

Improvement recommended state C3

C1, C2, C3 and F1 coded items to be recorded in Section F of the report.

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference	Item	Description	Outcome*	Location reference
5.19	Adequacy of working space / accessibility to equipment	<input checked="" type="checkbox"/>		7.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire. List number and location of luminaires inspected. (Seperate page)	<input type="checkbox"/>	N/A
5.20	Single-pole devices for switching or protection in line conductors only	<input checked="" type="checkbox"/>		7.7	Recessed luminaires (downlighters)		
6.0 Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)					<ul style="list-style-type: none"> correct type of lamps fitted 	<input type="checkbox"/>	N/A
6.1	In general				<ul style="list-style-type: none"> installed to minimise build-up of heat by use of 'fire rated fittings, insulation displacement box or similar 	<input type="checkbox"/>	N/A
	<ul style="list-style-type: none"> presence and condition of appropriate devices 	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> no signs of overheating to surrounding building fabric 	<input type="checkbox"/>	N/A
	<ul style="list-style-type: none"> correct operation verified 	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> no signs of overheating to conductors/terminations 	<input type="checkbox"/>	N/A
6.2	For isolation and switching for mechanical maintenance only			8.0 Location(s) containing a bath or shower			
	<ul style="list-style-type: none"> capable of being secured in the OFF position where appropriate 	<input type="checkbox"/>	N/A	8.1	Additional protection by RCD not exceeding 30 mA		
	<ul style="list-style-type: none"> acceptable location-state if local or remote from equipment being controlled where 	<input type="checkbox"/>	N/A		<ul style="list-style-type: none"> for low voltage circuits serving the location 	<input type="checkbox"/>	C3
	<ul style="list-style-type: none"> clearly identified by position and/or durable marking(s) 	<input type="checkbox"/>	N/A		<ul style="list-style-type: none"> for low voltage circuits passing through Zone 1 and Zone 2 not serving the location 	<input type="checkbox"/>	C3
6.3	For isolation only			8.2	Where used as a protective measure, requirements for SELV or PELV are met	<input type="checkbox"/>	N/A
	<ul style="list-style-type: none"> warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device 	<input type="checkbox"/>	N/A	8.3	Shaver sockets comply with BS EN 61558-2-3 or BS 3535	<input type="checkbox"/>	N/A
7.0 Current-using equipment (Permanently connected)				8.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008	<input checked="" type="checkbox"/>	
7.1	Condition of equipment in terms of IP rating	<input checked="" type="checkbox"/>		8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3m from zone 1	<input checked="" type="checkbox"/>	
7.2	Equipment does not constitute a fire hazard	<input checked="" type="checkbox"/>		8.6	Suitability of equipment for external influences for installed location in terms of IP rating	<input checked="" type="checkbox"/>	
7.3	Enclosure not damaged/deteriorated so as to impair safety	<input checked="" type="checkbox"/>		8.7	Suitability of equipment for installation in a particular zone	<input checked="" type="checkbox"/>	
7.4	Suitability for the enviroment and external influences	<input checked="" type="checkbox"/>		9.0 Other special installations or locations-Part 7s			
7.5	Security of fixing	<input checked="" type="checkbox"/>		9.1	List all other special installations or locations present, if any. (Record the results of particular inspection applied seperately)	<input type="checkbox"/>	N/A

*All boxes must be completed.

'N/A' indicates Not applicable

Further investigation required state F/I

Outcome

'✓' Indicates Acceptable condition

Unacceptable condition state C1 or C2

(to determine whether danger or potential danger exists)

Provide additional comment where appropriate on attached numbered sheets.

'LIM' indicates a Limitation

Improvement recommended state C3

C1, C2, C3 and F1 coded items to be recorded in Section F of the report.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING) CIRCUIT SCHEDULES

CIRCUIT DETAILS		Type of Wiring (See Code)	Reference method (see appendix 4 of BS 7671)	Number of points served	Circuit conductors: csa			Overcurrent protective device				RCD Operating current mA	Max Zs permitted by BS 7671	TEST RESULTS					Insulation resistance				Polarity ✓	Maximum measured earth fault loop impedance, Zs Ω	RCD		
Circuit Number	Circuit designation <i>*To be completed only where this consumer unit is remote from the origin of the installation</i> Record details of the circuit supplying this consumer unit in the bold box.				Live mm	cpc mm	Max. disconnection time permitted by BS 7671 s	BS (EN)	Type No	Rating A	Short circuit capacity kA			Circuit impedances Ω					Line / Line MOhm	Line / Neutra MOhm	Line / Earth MOhm	Neutral / Earth MOhm			Operating times		Test button operation ✓
														Ring final circuits only (measured end to end)			All circuits (At least one circuit to be								at 1 delta n ms	at 5 delta n ms	
									r1 (Line)	rn (Neutral)	r2 (cpc)	(R1+R2)	R2														
1	Cooker	A	C	1	6.0	2.5	0.4	60898	B	32	6		1.10								200.0	200.0	✓	0.32			
2	Sockets	A	C		2.5	1.5	0.4	60898	B	32	6		1.10	0.38	0.39	0.73	0.23				200.0	200.0	✓	0.48			
3	Boiler	A	C		2.5	1.5	0.4	60898	B	16	6		2.18			0.19				200.0	200.0	✓	0.44				
4	Towel Rail	A	C		2.5	1.5	0.4	60898	B	16	6		2.18			0.13				200.0	200.0	✓	0.38				
5	Lights	A	C		1.0	1.0	0.4	60898	B	6	6		5.82			0.40				200.0	200.0	✓	0.65				
6	Spare																										
7	Spare																										
8	Spare																										
9																											

Location of consumer unit(s)	Hall	Designation of consumer unit(s)	Square D	Prospective fault current at consumer unit(s)	0.87	kA
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TEST INSTRUMENTS		Test instrument serial numbers used									
Multi-functional	101928564	Insulation resistance		Continuity		Earth electrode resistance		Earth fault loop impedance		RCD	

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	O(Other please state)
Thermoplastic insulated sheathed	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic	Thermoplastic/SWA cables	Thermosetting/SWA cables	Mineral insulated cables	

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should have been given for each recorded observation

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, URGENT REMEDIAL ACTION IS REQUIRED TO REMOVE POTENTIAL DANGER. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at Section 1 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a classification code C1 and code C2 being remedied immediately and as a matter of urgency respectively.

It would not be reasonable for the inspector to indicate that the installation is in satisfactory condition if any observation in this report has been given a code C1 or code C2 classification or requires further investigation.

Requires further investigation

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However where a "Yes" has been entered against an observation in the "Further investigation required" column of section F, the inspector considers that further investigation of that observation is likely to reveal a danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists.

If the inspector has indicated that an observation requires further investigation, the person ordering this report advised to arrange for the NICEIC Approved Contractor issuing the report (or another competent person) to undertake further examination of that aspect of the installation as a matter of urgency to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in the Electrical Safety Council's Best Practice Guide entitled Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations. The guide can be viewed or downloaded free of charge from www.esc.org.uk

NOTES FOR RECIPIENT

THIS DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in satisfactory condition for continued service (see Section E and G). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see section F), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the consumer unit stating that they should be tested quarterly. FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection should be carried out is stated in section I of this report. There should also be a notice at or near the consumer unit indicating when the next inspection of the installation is due. NICEIC* recommends that you engage the services of an Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) - Requirements for Electrical Installations

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Domestic Electrical Installation Condition Report form.

This report consists of at least nine numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded on Page 7, one or more additional Schedules of Circuit Details and Test Results for the installation should form part of the report. This report is invalid if any of the pages identified in Section H are missing.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing domestic electrical installation. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in Section D, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the requirements of the national safety standard. An 'Electrical Installation Certificate' a

"Domestic Electrical Installation Certificate" or a "Minor Electrical Installation Works Certificate" (as appropriate) should be issued for the certification of new installation work.

Section D (Extent and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in Section D.

It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration of the overall condition of the installation should have been given by the inspector in Section G of the report. The declaration must reflect the statement given in Section E, which summarises the observations and recommendations made in Section F. Where one or more observations have been made in Section F, the classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation or code C1 (danger present) the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation or code C2 (potentially dangerous) the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated further investigation F1, the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see page 8.

Where inadequacies in the electricity distributor's or supplier's equipment have been observed (Section 1 of the Schedule of Inspections), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that the person should in the first instance raise the specific concerns in writing with the NICEIC Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

**For further information about electrical safety and how NICEIC can help you,
visit www.niceic.com**