



BUILDING INSPECTION REPORT

Mr and Mrs Fraser

14 Elm Grove, Corstorphine, Edinburgh EH12 7AB

Prepared by: J. Reid
office@samplesurveys.example

Date of Survey: 08/09/2026

Weather: Dry, overcast

Surveyed by: J. Reid

Dear Mr and Mrs Fraser,

This building inspection report has been prepared to provide you with a clear understanding of the property's condition. Our qualified surveyor has assessed the accessible external fabric, grounds, internal finishes and roof to identify any defects that may affect the property's weatherproofing, structural integrity, safety, or insurance coverage.

Sincerely,

J. Reid

Sample Surveys Ltd

E: office@samplesurveys.example

T: 0131 000 0000

SAMPLE

Report Structure & Repair Categories

The following elements were examined at the property. Each has been broken down into its respective category, as defined in the table below. This report has been collated in a format in keeping with current national Home Report formats, albeit with more detail than would typically be found within most standard single survey Home Reports. Correspondingly, repair categories are rated into 3 different levels which translate into the following standard:

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

Disclaimer Notice:

This report has been prepared and compiled by an experienced building surveyor, who attended the site and undertook a visual, non-invasive inspection, as instructed. The report is an opinion based on the findings at the point of said inspection and cannot be relied upon as unequivocal evidence found during the inspection. Concealed, inaccessible or covered elements were not inspected. Every effort has been made to ensure the details herein are accurate and dependable, however, the report does not constitute a statement of fact and therefore does not serve as any form of official determination or guarantee or warranty of any nature.

14 Elm Grove, Corstorphine, Edinburgh, EH12 7AB

Surveyed 08/09/2026, dry, overcast · J. Reid for Sample Surveys Ltd

REF	AREA	RATING	INDICATIVE COST
1	Front elevation: chimney stacks & brickwork	● Cat 3	£1,850 – £2,400
2	Car park & hardstanding	● Cat 2	£650 – £900
3	Main roof, front pitch	● Cat 2	£650 – £900
4	Rear bedroom: ceiling & plaster	● Cat 1	—
5	Flat roof, rear extension	● Cat 1	—
Indicative total (excl. VAT)			£3,150 – £4,200

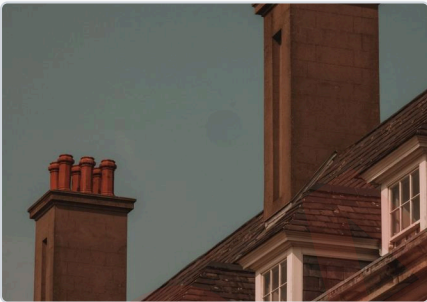
RATING KEY

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

1

Front elevation: chimney stacks & brickwork

<div>Cat 3</div> <p>Urgent repairs or replacements are needed now. Failure to deal with them may cause problems in other parts of the property or cause a safety hazard.</p>	Condition	Two chimney stacks on the front elevation in facing brick with a cement render finish. The render has cracked and come away in places, leaving the brickwork exposed to the weather, and there is open jointing to the upper courses. The lead flashings at the base of the rear stack have lifted and no longer form a proper seal. Vegetation is growing from the mortar joints, which points to moisture sitting in the brickwork for some time.
	Action	Hack off the failed render and re-render with a keyed sand and cement mix with a bellcast at the base. Rake out and repoint the open joints, re-bed the pots and flaunching, and renew the lead flashings with Code 4 lead dressed into the slates. Remove the vegetation and treat the joints before repointing.
	Indicative cost	£1,850 – £2,400



1a Front stacks: cracked render and open joints to the upper courses



1b Rear stack: vegetation in the joints and lifted flashing at the base



1c Rear stack from the ridge: flashing no longer sealed to the slates

2

Car park & hardstanding

Cat 2

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

Condition	The car park is tarmac over a hardcore base and serves eight bays. Two potholes have opened near the entrance, the larger roughly 400 mm across and 60 mm deep, and the surface around them is crazed and loose. Drainage falls are adequate and the gully is clear. Bay markings are faded but legible.
Action	Cut back the failed areas to sound material and patch with hot-laid tarmac, then seal the joints. Budget for an overlay of the whole surface within five years and repaint the bay markings at the same time.
Indicative cost	£650 – £900



2a Entrance: larger pothole with crazed, loose surface around it



2b Bays: cracked and patched surface, markings faded but legible

3

Main roof, front pitch

Cat 2

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

Condition	Natural slate on sarking with a mortar-bedded ridge. Roughly a dozen slates on the front pitch have slipped or cracked and several have been patched in the past with lead tingles. The ridge mortar has weathered back and two ridge tiles have moved. The sarking boards visible from the loft are dry and sound.
Action	Replace the slipped and cracked slates, re-bed the loose ridge tiles and repoint the ridge along the full length. Budget for re-slating within ten to fifteen years.
Indicative cost	£650 – £900



3a Front pitch: slipped slates and previous tingle repairs by the valley



3b Ridge: weathered mortar and two moved tiles

4

Rear bedroom: ceiling & plaster

Cat 1

No immediate action or repair is needed.

Condition Plasterboard ceiling with a skim finish. A tide-marked stain roughly 500 mm across sits below the valley gutter, with fine cracking through the skim. A moisture meter reading at the time of inspection was dry, which suggests a historic leak that has since been repaired at roof level rather than an active one.

Action No immediate action. Apply a stain-block primer and redecorate once a full winter has passed without the stain spreading. If it darkens or feels damp, have the valley gutter above re-inspected.



4a Tide-marked stain below the valley gutter; dry at the time of inspection

5

Flat roof, rear extension

Cat 1

No immediate action or repair is needed.

Condition EPDM rubber membrane renewed within the last few years. It is fully bonded with no splits or lifting at the edges, it is turned up under the stone coping, and the scupper outlet is clear. No ponding was noted and the ceiling below shows no staining.

Action No work needed. Keep the outlet clear each autumn.



5a Rear extension: EPDM membrane bonded and in good order



5b Scupper outlet through the upstand: clear

Summary

The building is in fair condition for its age. The most pressing items are the chimney stacks, where failed render and lifted flashings are letting water into the brickwork, and the car park surface near the entrance. The main roof coverings are sound with weathered ridge mortar to budget for. Internally the rear bedroom ceiling shows a dry historic stain that should be monitored, and the flat roof to the rear extension is in good order.

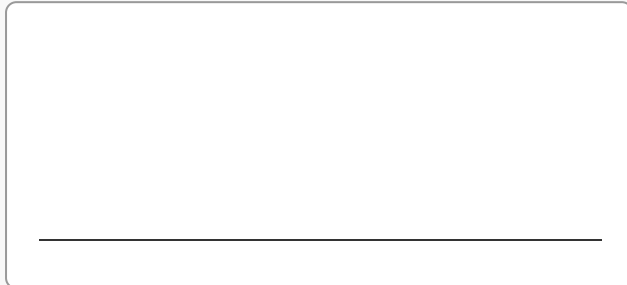
Recommended Works & Indicative Costs

AREA	CATEGORY	INDICATIVE COST
Front elevation: chimney stacks & brickwork	Cat 3	£1,850 – £2,400
Car park & hardstanding	Cat 2	£650 – £900
Main roof, front pitch	Cat 2	£650 – £900
Indicative total (excl. VAT)		£3,150 – £4,200

Payment by bank transfer on completion. Account details are given on the invoice.

Acceptance

I confirm that I have read this building inspection report for 14 Elm Grove, Corstorphine, Edinburgh EH12 7AB and accept its findings and the recommended works and indicative costs set out above.

A rectangular box with rounded corners, intended for the client's signature. It contains a horizontal line near the bottom for the signature.

CLIENT SIGNATURE

Mr and Mrs Fraser

NAME

DATE

Surveyor sign-off for Sample Surveys Ltd

A rectangular box with rounded corners, intended for the surveyor's signature. It contains a horizontal line near the bottom for the signature.

SURVEYOR SIGNATURE

J. Reid

NAME

08/09/2026

DATE OF SURVEY

DATE SIGNED

This report records the condition observed on the date of survey. Signing confirms acceptance of the report and, where costs are shown, instruction to proceed subject to a written quotation.



SAMPLE
SURVEYS LTD

A: Sample Surveys Ltd, Unit 4, Sighthill Industrial Estate, Edinburgh EH11 4BA
E: office@samplesurveys.example | T: 0131 000 0000 | W: samplesurveys.example