

F.A.O
Kerr Williamson
The City of Edinburgh Council
Waverley Court, 4 East Market Street
Edinburgh
EH8 8BG

UPRN: 906290484

Property Address: 3 1F1 Saughton Grove, EH12 5SN

Date of inspection: 09/12/2025

Surveyed By:

Property Description: 4 in a block



Occupied status: Tenanted

Weather Conditions: At the time of our inspection at the above property it was dry after rain.

Survey restrictions: Our inspection of the property was generally restricted to the accessible external areas and should be considered a snapshot in time only at the time & date of inspection.

We have carried out an external survey of this property as viewed from the ground floor level to ascertain the condition of the external fabric of the building. Please note that we are not building surveyors but as Preservation Surveyors we are trained to identify possible external defects which might allow moisture to penetrate the fabric of the building.

Our findings and recommendations are set out below. The terms left, right, front, and rear elevations are used as if standing outside the building and facing the front of the property.

Our inspection was restricted to the visible accessible areas with the property and was conducted using non-destructive techniques and consisted of a visual inspection and where appropriate utilising an electrical conductivity/resistance meter to check for any factors that may have caused or contributed to any factors noted.

EXTERNAL OBSERVATIONS

A limited visual inspection was carried out from ground level to the external fabrics of the inspected property, and the following was noted at time of inspection:

- A gap was noted within the guttering on the rear elevation; this is allowing water from the roof to run down the rear external wall. We were unable to establish if this gap was caused by a disconnect between sections of the guttering or if it was cracked.



- Damaged render was noted primarily on the left elevation of the property, large sections of render are embossed and sounded hollow when tapped, significant cracks were also noted around the windows on the rear elevation.



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- Several roof slates on the front and rear elevations appeared to have been raised slightly, it's difficult to tell whether these defects are allowing driving rain to penetrate the fabric of the building.

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- A poor repair was noted to the rear left ridge tiles, one tile is raised significantly above the others, this may have been done as a temporary repair to re-bed the tile onto a mortar footing without removing the old mortar bed.



A contributing factor to decay and damp of property fabric is penetration of moisture. We would recommend that the external fabric of the property is monitored on a regular basis and repaired as required to prevent penetrating damp.

EXTERNAL RECOMMENDATIONS

- We would recommend that CEC contact the relevant trades to inspect and repair the above noted defects as required.
- The cracks in the external render need a full investigation to clarify if there may be a structural issue within the building or if it's just damaged render.

Regards

 CSRT

Preservation Building Surveyor

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