

Home Report



Property address: 11 Copland's Drive
Stromness
Orkney
KW16 3BN

Customer: Mr & Mrs Green

Customer address: 11 Copland's Drive
Stromness
Orkney
KW16 3BN

Report prepared by: Orkney Surveying Services
Castlehowe
Sower Road
Orphir
Orkney
KW17 2RE

Date of inspection: 16th March 2017

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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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 etc. were not inspected or reported on.

Description	The property comprises a semi-detached house, with garden grounds.
Accommodation	Ground Floor: Sitting Room, Kitchen/Dining Room, Shower Room, Utility, Hall, Vestibule. First Floor: Three (3) Bedrooms, Bathroom, Landing.
Gross internal floor area (m²)	The gross internal floor area of the house is approximately 121m ² .
Neighbourhood and location	The property is located within a modern development of houses in Stromness, in the West Mainland of Orkney. A good range of amenities are available in Stromness, including Primary and Secondary Schools, shops, hotels, and a Doctor's Surgery. Orkney is well connected to the Scottish mainland by three ferry routes, and regular air connections to Inverness, Aberdeen, Edinburgh and Glasgow.
Age	The property was completed in 2013.
Weather	The weather was cool with showers, following a period of changeable weather. The report should be read in context of these weather conditions.

SINGLE SURVEY

Chimney stacks

There are no chimney stacks.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Pitched roof to the main building, clad with concrete tiles. The roof space consists of timber trusses, OSB sarking and fibreglass insulation to the ceiling joists. Dormer windows to all first floor rooms. Leadwork flashings to the dormers, and between roofs. White uPVC fascias and soffits.

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Rainwater fittings

Circular profile uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The external walls to the main part of the house are constructed of structural timber frame, with concrete block outer leaf. The walls are dry-dashed externally, with smooth render below the DPC, and to the ingoes. Timber cladding to the Front Vestibule. Precast concrete window cills.

Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected

Windows, external doors and joinery

White uPVC double glazed windows and external doors. Timber cladding to the Front Vestibule.

Internal and external doors were opened and closed where keys were available.

Random windows were opened and closed where possible.

Doors and windows were not forced open.

External decorations

The timber cladding to the Front Vestibule has been painted/stained.

Visually inspected.

Conservatories / porches

There are no Conservatories or Porches.

Visually inspected.

SINGLE SURVEY

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is a small wooden shed to the garden.

Visually inspected.

Outside areas and boundaries

There are small grassed areas to the front and side of the house, and a larger garden to the rear, which has an area of grass, borders planted with shrubs and perimeter hedging plants. Wooden fences to the boundaries. Tarred off-road parking area for two cars. Concrete paving slabs to the paths around the building.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Internal walls are lined with plasterboard.

Visually inspected from floor level.

Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors including sub floors

Solid ground floors throughout.
Suspended timber first floor.

Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

No access to inspect the sub-floor areas.

Internal joinery and kitchen fittings

Modern fitted floor and wall units to the Kitchen; fitted floor units to the Utility.
Basic units to the Kitchen; softwood timber finishes.
Flush plywood internal doors.
Timber window cills with plasterboard ingoes.
Redwood moulded skirtings and facings.

Built-in cupboards were looked into but no stored items were moved.

Kitchen units were visually inspected excluding appliances.

SINGLE SURVEY

Chimney breasts and fireplaces

There are no chimney breasts or fireplaces.

Visually inspected. No testing of the flues or fittings was carried out.

Internal decorations

Internal walls and ceilings are painted.

Splash-back panels to the Kitchen, Utility, Bathroom and Shower Room.

Internal woodwork is varnished.

Floor coverings consist of laminate, vinyl and carpet.

Cellars

There are no cellars.

Visually inspected where there was safe and purpose-built access.

Electricity

The property is served by a mains electricity supply to distribution boards and dual tariff meters.

Smoke detectors fitted to the ceilings of the Ground Floor Hall and First Floor Landing; high heat detector to the Kitchen/Dining Room ceiling.

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.

Gas

There is no mains gas in Orkney.

No Calor Gas supply to the property.

Water, plumbing and bathroom fittings

The property is assumed to be on the mains public water supply.

The pipework, where visible, is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – stainless steel sink and drainer.

Utility – stainless steel sink and drainer.

Shower Room – mixer shower in cabinet, wash-hand basin, WC.

Bathroom – Bath, wash-hand basin, WC.

Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.

Heating and hot water

The property is heated by an exhaust air heat pump (NIBE F370) located in the Utility Room.

Warm damp air is extracted from the Kitchen, Utility, Bathroom and Shower Room and used to heat water which is then circulated through radiators throughout the house.

The heating is controlled by a programmer on the heat pump, a wall thermostat and TRV's on the radiators.

The heat pump also heats the domestic hot water.

Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.

No tests whatsoever were carried out to the system or appliances.

Drainage

It is understood that the property connects to the mains sewer.

Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Any additional limits to inspection:

At the time of our inspection the property was occupied and fully furnished with floors fully covered throughout.

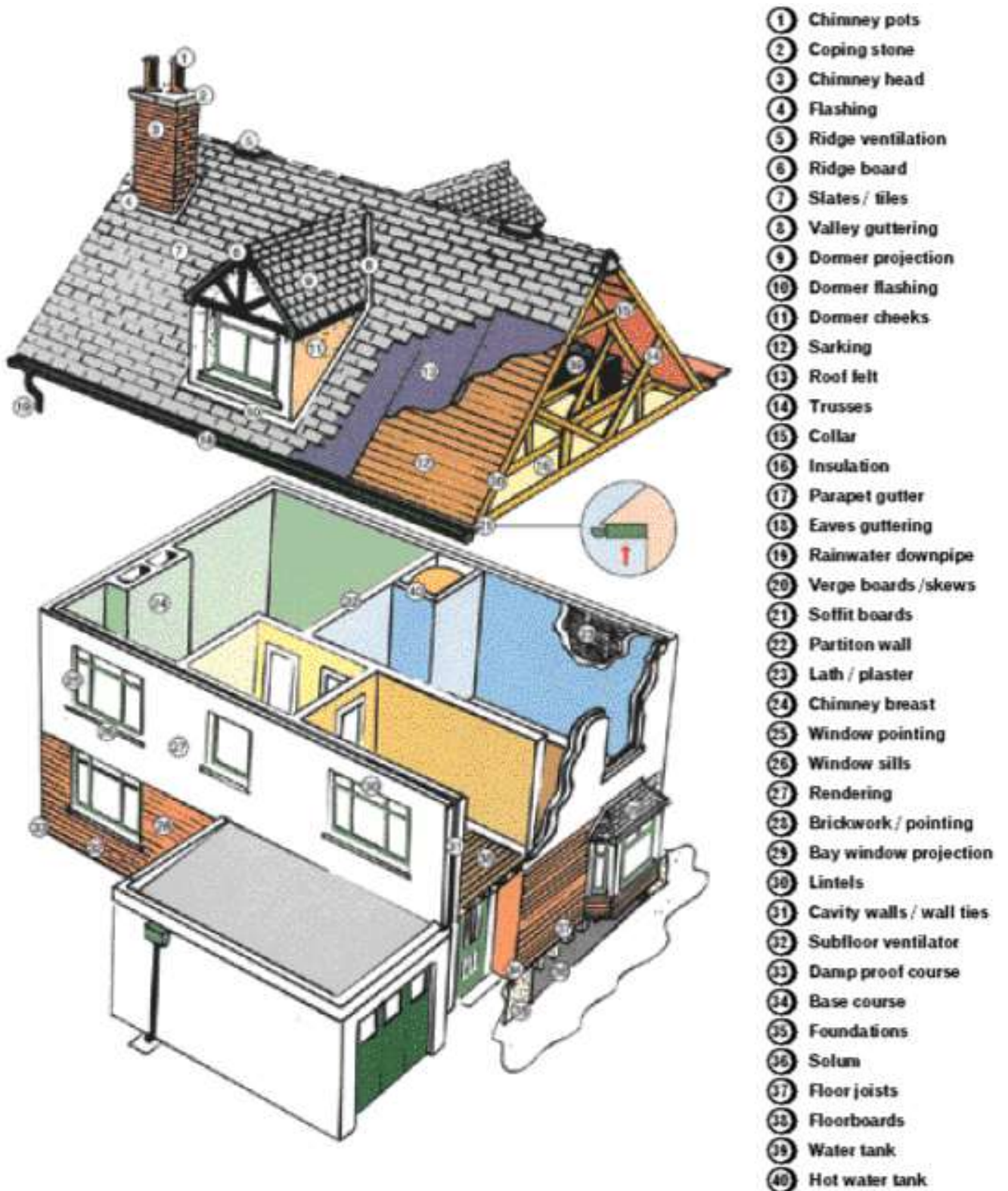
There was no access for inspection to the floor structure or behind wall linings.

The drainage system was not open to inspection.

An inspection for Japanese Knotweed or other invasive plant species was not carried out.

Testing has not been carried out for naturally occurring Radon Gas.








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 terms.

2. CONDITION









This section identifies problems and tells you about the urgency of any repairs by using one of three 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:	No significant defects noted.		
 Dampness, rot and infestation			
Repair category	1		
Notes:	No significant defects noted.		
 Chimney stacks			
Repair category:	N/A		
Notes:	There are no chimney stacks.		
 Roofing including roof space			
Repair category:	1		
Notes:	No significant defects noted. One cracked tile noted to the front elevation.		
 Rainwater fittings			
Repair category:	1		
Notes:	No significant defects noted.		
 Main walls			
Repair category:	1		
Notes:	No significant defects noted.		
 Windows, external doors and joinery			
Repair category:	1		
Notes:	No significant defects noted.		

SINGLE SURVEY

	External decorations
Repair category:	1
Notes:	No significant defects noted.
	Conservatories / porches
Repair category:	N/A
Notes:	There are no conservatories or porches.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.
	Garages and permanent outbuildings
Repair category:	1
Notes:	No significant defects noted.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted.
	Ceilings
Repair category:	1
Notes:	No significant defects noted.
	Internal walls
Repair category:	1
Notes:	No significant defects noted.
	Floors including sub-floors
Repair category:	1
Notes:	No significant defects noted.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	No significant defects noted. Regular electrical inspections should be carried out.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	No significant defects noted.
	Heating and hot water
Repair category:	1
Notes:	No significant defects noted.
	Drainage
Repair category:	1
Notes:	No significant defects noted. The drainage system was not tested.

SINGLE SURVEY

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

Repair Categories

Category 3:

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

Category 2:

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

Category 1:

No immediate action or repair is needed.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the ‘main entrance’ would be the flat’s own entrance door, not the external door to the communal stair. The ‘three steps or fewer’ are counted from external ground level to the flat’s entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, ‘Unrestricted parking’ includes parking available by means of a parking permit. Restricted parking includes: Parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground & First
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	Yes
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyance

Check

- Rights and responsibilities for mutual parts, shared fences and walls etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- Ownership and responsibilities for the boundary treatments.

Estimated re-instatement cost for insurance purposes

£200,000 (Two Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £175,000 (One Hundred and Seventy Five Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

Signed



Surveyors Name

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

Castlehowe, Sower Road, Orphir, Orkney. KW17 2RE

Date of report:

28th March 2017