



Generic Mortgage Valuation

Property Address -	76 Victoria Street, Kirkwall, Orkney, KW15 1DQ.
Seller's Name -	Mr & Mrs J Bruce.
Lending Institution -	To be confirmed if applicable.
Date of Inspection -	15th August 2017.

Important Note: This form of valuation is carried out only to the instructions of and for the purposes of lending institutions to assist them in determining what advance if any may be made on the security of the property. Other forms of valuation or survey are available for prospective purchasers on which they can rely for their interest. A description of the type of valuation undertaken is provided on Page 2.

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GENERIC MORTGAGE VALUATION

Involving a restricted form of Inspection and Report
Purpose: To establish a value of the property for Mortgage purposes only.

INCLUSIONS

Main Building - External

To the extent that they are visible from ground level - roof coverings, chimneys, parapets, gutters, walls, windows, doors, pipes, wood or metal work, paintwork, damp proof courses and airbricks.

Main Building - Internal

Ceilings, walls and other load bearers, floor surfaces (except where covered) to the extent necessary to establish their apparent condition.

Cellars, if reasonably accessible, to the extent necessary to establish condition.

Decorations generally and sanitary and kitchenware, limited throughout to the identification of significant visible defects only.

Services

Means of soil and waste disposal, (main) gas, (main) electricity, (main) water, extent and type of central heating/hot water supply.

Outbuildings - External

Garages and other buildings of substantial permanent construction; any structure attached to the dwelling.

Boundary Structures

Site boundary fences, walls and structures to the extent necessary to establish their apparent stability.

EXCLUSIONS

Main Building - External

Any parts not readily accessible or visible including foundations and drains.

Main Building - Internal

The valuer is not expected to enter into the roof space unless alerted to a fundamental defect.

Any parts not readily accessible or visible.

Under-floor voids.

Suitability or otherwise for any particular purpose.

Services

Determination of age, efficiency or condition of installations unless obviously

(i) dangerous.

(ii) substantially defective.

(Note: Testing of the services listed opposite is excluded)

Outbuildings - External

All other structures and leisure facilities of every description.

Boundary Structures

Any disrepair that would not significantly affect the value of the security.

Drives, paths and gates.

I - This mortgage valuation has been undertaken in accordance with the R.I.C.S. Valuation Standards, Global and UK, as Amended.

II - The Mortgage Valuation is provided for lending purposes and for the sole use of the named Lender. It is confidential to the Lender, the applicant and his professional advisers and the Valuer accepts no responsibility whatsoever to any other person.

III - It is assumed that there is a valid title to the subjects free of any onerous encumbrances.

IV - A building survey has not been carried out nor have those parts of the property that are covered, unexposed or inaccessible been inspected. Such parts have been assumed to be in good repair and condition. It is not possible to express an opinion or give advice upon the condition of uninspected parts and therefore this Mortgage Valuation should not be taken as making any implied representation or statement about such parts.

V - An investigation has not been carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and it is therefore not possible to state that the property is free from risk in this respect. For the purpose of this Mortgage Valuation it has been assumed that such investigation would not disclose the presence of any such material to any significant extent.

VI - No enquiries have been made concerning contamination affecting the property or neighbouring properties that would affect the valuation. However should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the opinion of value provided.

Description –	2½ storey detached house. As per the Historic Scotland website, the property is C Listed.
Accommodation –	Ground Floor – Entrance Area, Sitting Room and Kitchen/Dining. First Floor – Landing, 2 Bedrooms, Bathroom and Shower Room. Attic Floor – Landing and 4 Bedrooms.
Gross external floor area (m²) –	148m ² .
Neighbourhood and location -	Situated in the Conservation Area, in a mixed use area, within walking distance of the town centre.
Age -	Circa 1700's with alterations over the years.
Tenure -	Absolute Ownership.
Construction	
Chimney stacks –	2no. chimney stacks, with 3no. pots to the street facing gable and 2no. pots to the rear gable.
Roofing including roof space –	Pitched roof clad asbestos slate on felt, sarking and timber rafters.
Rainwater fittings –	P.V.C. gutters and downpipes.
Main walls –	Stone walls, rendered and painted to the majority of the walls, with the rear elevation pointed. The rear elevation is in very close proximity to the neighbouring property.
Windows and doors –	Windows – ground floor are double glazed Everest with double glazed u.P.V.C. and timber to the upper floors. Double glazed rooflights. Double glazed u.P.V.C.
Interior –	Ceilings are lined plasterboard. Internal walls and partitions are lined plasterboard with timber panelling to the kitchen.
Floors -	Ground floors are suspended timber to sitting room with concrete to the kitchen. Upper floors are suspended timber.
Heating –	Oil fired boiler to radiators. Insulated hot water cylinder. Gas fire to the sitting room.
Services –	Mains water, electricity and drainage.
Garages & Outbuildings –	Timber sheds clad plywood, with a flat felt roof. Single glazed timber windows and timber doors.

Condition –

Where open to general inspection the property is in satisfactory condition.

High moisture readings were noted to the following areas, this is not an exhaustive list;

- To the skirting of the rear wall in the kitchen.
- To the right hand ingo of the middle window in the sitting room.
- To the upper ingo (below lintel) of the left hand and right hand windows in the sitting room.
- To the upper ingo the side window in the sitting room.
- To the linings within the cupboard below the window of the first floor landing.

There is rot to the sill of the first floor landing window. Woodworm was noted to the roof timbers. It should be confirmed if this has been treated and a guarantee issued.

The asbestos slate is weathered and is of an age that it will require re-slating in the near future.

Due to the fact the property is listed, the Orkney Islands Council Planning Department should be consulted prior to any re-slating.

See comments re woodworm noted under '*Dampness, rot and infestation*'.

Evidence of

Subsidence -
Flooding -
Commercial Use -

See comments.
No.
No.

Comments –

There is significant deflection to the upper floors and crack to the elevation facing 80 Victoria Street, which has been filled in the past and is starting to re-open. The rear stack leans inwards.

It is recommended that these are inspected by a Chartered Engineer for their comments.

Confirm:

- Site boundaries.
- If the woodworm has been treated and guarantee issued.

Ownership of any common areas.

**Reinstatement Value
for Insurance Purposes –**

£400,000.

Market Value –

One Hundred and Sixty Five Thousand Pounds,
£165,000.

Signature of Surveyor,

A handwritten signature in black ink, appearing to read 'C. Omand', written in a cursive style.

Christopher J Omand, M.R.I.C.S.,
Chartered Valuation Surveyor,
RICS Registered Valuer.