



Generic Mortgage Valuation

Property Address -	Achnagowan, Innertown, Stromness, KW16 3JP.
Sellers Name -	Gavin Warnock and Mrs Belinda Warnock.
Lending Institution -	To be confirmed if applicable.
Date of Inspection -	3rd 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.

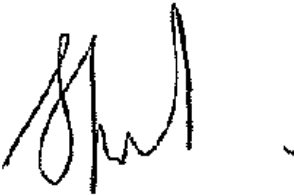
III - It is assumed that there is a valid title to the subjects free of any onerous encumbrances.

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 if 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. To 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 –	1½ storey detached house with basement garage and utility area.
Accommodation –	Basement Floor- Double Garage, Utility, Sauna, Entrance with Shower and separate Toilet. Ground Floor- Porch, Vestibule, Hall, Kitchen/Dining, Lounge, Sun Lounge, Dining Room, Store off Dining Room, Study off Hall (with no opening window), Playroom/Workroom, Bedroom and Bathroom. First Floor- Master Bedroom with En Suite, accessed off own set of stairs, 3 Bedrooms and Bathroom, accessed off main stairs.
Gross external floor area (m²) –	Basement (excluding garage)- 16m ² . Ground Floor- 177.5m ² . First Floor (internal area)- 114.5m ² .
Neighbourhood and location -	Situated in the rural parish of Stromness, a short drive from the town of Stromness, within a small scattered group of houses.
Age -	Circa 1995 for main house, circa 2012 for front extension.
Tenure -	Absolute Ownership.
Construction	
Chimney stack –	Single concrete block chimney stack with concrete coping, two pots and leadwork, where the stack passes through the roof. Stack rendered as for house walls.
Roofs –	Pitched main, extension and dormer roofs clad concrete tiles on battens, underlay, sarking and roof timbers. Flat roof over sun lounge finished with fibreglass. P.V.C. fascias and soffits. P.V.C. cladding to the sides and gable of the two dormer roofs.
Rainwater fittings –	P.V.C. gutters and downpipes.
Main walls –	Timber frame inner skin with concrete block outer skin, plastered and dashed, with concrete sills, to main walls. Timber frame clad timber to sun lounge and basement under.
Windows and doors –	Double glazed Velfac windows in general with some double glazed u.P.V.C. Velux rooflights with balcony type to master bedroom. Hardwood, glazed, main entrance door, double glazed Velfac door to basement.
Interior –	Plasterboard linings, timber stud partitions lined plasterboard, oak and redwood finishes.
Floors -	Solid and suspended timber floors.
Heating –	Heating by underfloor and radiators off air source heat pump but also connected to oil stove, per owner. P.V.C. oil storage tank within bund. Unvented hot water cylinder. There is a redundant heating unit to the front wall of the garage.

Services –	Mains water and electricity, drainage to a private septic tank.
Garages & Outbuildings –	Basement garage of same construction as house. Two electrically operated main doors with Velfac rear door. There is a stand pipe and drain in the rear corner of the garage.
Condition –	Where open to general inspection the property appears in serviceable condition.
Evidence of	
Subsidence -	No.
Flooding -	No.
Commercial Use -	No.
Comments –	The property would be considered a suitable security for mortgage purposes.
	Confirm
	1- Site boundaries and ownership off the access road. 2- Who shares the access and what is the shared maintenance responsibilities for upkeep. 3- Septic tank registered with S.E.P.A. 4- That all Statutory Approvals and Completion Certificates have been issued, in respect of the original house and subsequent extension and associated works.
Reinstatement Value for Insurance Purposes –	£400,000.
Market Value –	<u>Three Hundred and Sixty Thousand Pounds, £360,000.</u>
Signature of Surveyor,	
	
<u>Stephen J Omand, F.R.I.C.S.,</u> <u>Chartered Valuation Surveyor,</u> <u>R.I.C.S. Registered Valuer.</u>	