

Home Report



Property address:

13 King Street
Kirkwall
Orkney
KW15 1JF

Customer:

Mr & Mrs Spence

Customer address:

13 King Street
Kirkwall
Orkney
KW15 1JF

Report prepared by:

Orkney Surveying Services
Castlehowe
Sower Road
Orphir
Orkney
KW17 2RE

Date of inspection:

5th September 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 mid-terraced two-storey stone built house, with patio area to the rear. The house is within the Kirkwall Conservation Area.
Accommodation	Ground Floor: Sitting Room, Kitchen, Shower Room, Hall. First Floor: Two (2) Bedrooms, Landing.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 69m ² .
Neighbourhood and location	The property is located close to Kirkwall town centre; the usual full range of amenities are available locally. Orkney is well connected to the Scottish mainland by three car ferry routes and a passenger only summer service. There are also regular air connections from Kirkwall Airport to Inverness, Aberdeen, Edinburgh and Glasgow.
Age	The property is thought to be around 100 years old. Recent works include wall insulation to the rear bedroom, new kitchen units, air to air heating and redecoration.
Weather	The weather was mild with showers, following a period of settled weather. The report should be read in context of these weather conditions.

Chimney stacks	<p>Stone built chimney stack with four chimney cans, shared with the neighbouring property.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched roofs clad with natural slate; clay ridge tiles. Timber roof structure with timber sarking boards. Fibreglass insulation to the ceiling joists.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>uPVC gutters and downpipes; brown square profile to the front elevation, grey circular profile to the rear.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>Stone built external walls; pointed exposed stonework to the front elevation, dashed to the rear; strapped and lined internally. Insulation to the walls of the rear Bedroom. Stone window cills to the front elevation; concrete to the rear. Smooth cement render to ingoes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected</i></p>
Windows, external doors and joinery	<p>Double glazed timber windows; sash & case to the front elevation, casements to the rear. Timber front and back doors.</p> <p><i>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.</i></p>
External decorations	<p>The timber windows and doors are all painted.</p> <p><i>Visually inspected.</i></p>
Conservatories / porches	<p>There are no conservatories or porches.</p> <p><i>Visually inspected.</i></p>
Communal areas	<p>There are no communal areas.</p> <p><i>Circulation areas visually inspected.</i></p>

SINGLE SURVEY

Garages and permanent outbuildings

There are no garages or permanent outbuildings.

Visually inspected.

Outside areas and boundaries

There is a small patio area to the back door, with timber decking.

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 floor; 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.

Timber window cills and plasterboard ingoes.

Softwood facings and skirtings; moulded to the Sitting Room and front Bedroom, pencil-round elsewhere.

Pre-finished white 4-panelled internal doors; glazed to the Sitting Room, unglazed elsewhere.

Timber staircase and handrail.

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

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

There is an open fire in the Sitting Room, comprising a tiled hearth, cast iron fireback with tiled inserts, and a timber surround.

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

Internal decorations

Internal plasterboard walls are painted or wallpapered.
Ceilings are painted or finished in textured plaster.
Interior timber finishes are painted.
Tiled splash backs to the Kitchen.
Tiles to the shower recess.
Floor coverings consist of laminate to the Sitting Room and Hall; oak flooring to the Kitchen; vinyl to the Shower Room; carpet to the first floor.

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 single tariff meter in a cupboard off the Sitting Room.

Smoke detector fitted to the ceiling of the Kitchen.

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.

Water, plumbing and bathroom fittings

The property is understood to have a mains water supply. The pipework, where visible, is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – Single bowl Belfast style sink.

Shower Room - Electric shower in tiled recess with shower door, raised shower tray, 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 air source heat pump to the rear elevation, with internal air heating units in the Sitting Room, ground floor rear Hall and first floor Landing. There are also electric panel heaters in both of the Bedrooms, and an electric towel rail in the Shower Room.

There is an open fire in the Sitting Room.

There is a large hot water cylinder in a cupboard off the Sitting Room, which is fitted with dual electric immersions and spray foam insulation.

*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

Drainage from the house is understood to connect to mains sewers.

*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.

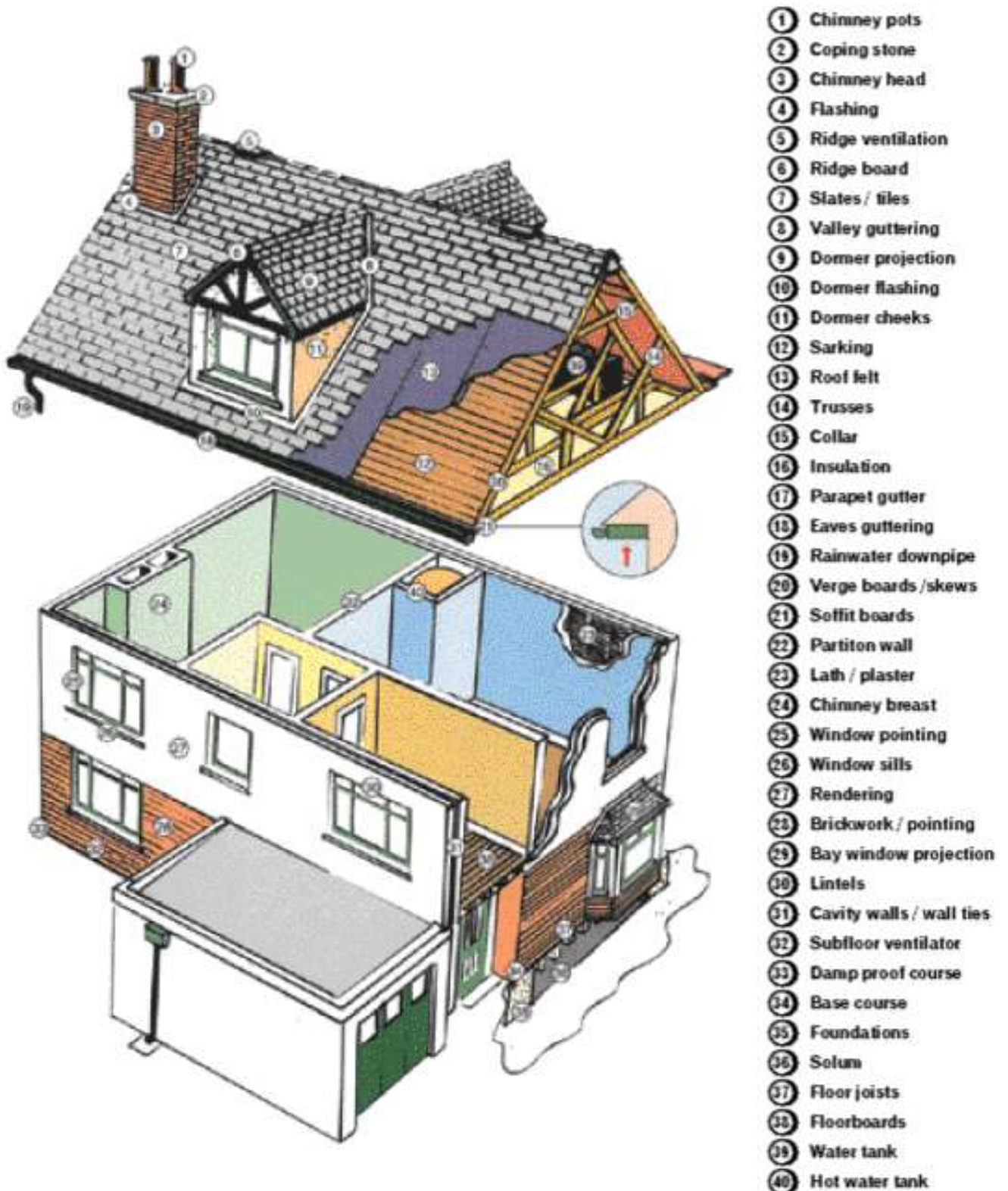
There was no access for inspection behind wall linings or to the solum.

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:	2	
Notes:	Evidence of some woodworm activity to roof members. Minor signs of dampness noted to roof space.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted. Limited inspection carried out from ground level.	
 Roofing including roof space		
Repair category:	2	
Notes:	The roof space shows signs of condensation and would benefit from extra ventilation.	
 Rainwater fittings		
Repair category:	1	
Notes:	No significant defects noted. Note that the gutters to the front elevation lead to downpipes fixed to neighbouring properties.	
 Main walls		
Repair category:	1	
Notes:	No significant defects noted. Minor cracks noted to the cement rendered ingoes.	

SINGLE SURVEY

	Windows, external doors and joinery
Repair category:	1
Notes:	No significant defects noted. Note: there is no draught-proofing to the sash & case windows. The draught-proofing strip is loose to the threshold of the back door.
	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:	N/A
Notes:	There are no garages or permanent outbuildings.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted.
	Ceilings
Repair category:	1
Notes:	No significant defects noted. Note: the textured plaster may contain asbestos, depending on it's age. This should not cause any concern, as long as the finishes remain in good condition.
	Internal walls
Repair category:	1
Notes:	No significant defects noted.
	Floors including sub-floors
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.
	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. The electrical installation was not tested; regular testing would be recommended.
	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. The heating and hot water systems were not tested.
	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	2
Chimney stacks	1
Roofing including roof space	2
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	N/A
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	1
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?	No
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?	No
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

£120,000 (One Hundred and Twenty 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:

9th September 2017