

Home Report



Property address: Kirkjuvagr
22 Soulisquoy Place
Kirkwall
Orkney
KW15 1TJ

Customer: Mr & Mrs Tait

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22 Soulisquoy Place
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Date of inspection: 30th April 2018

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 detached bungalow with integral garage and garden ground.
Accommodation	Sitting Room, Kitchen/Dining Room, Four (4) Bedrooms, Bathroom, Two (2) En-Suite Shower Rooms, Utility, WC, Hall.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 172m ² (not including the garage).
Location	The property is situated within a housing development in Kirkwall, amongst other houses of a similar character. All the usual amenities are available within easy reach. Orkney is well connected to mainland Scotland with regular flights and ferry services.
Age	It is understood that the house was completed in 2008.
Weather	The weather was dry and bright, following a period of settled 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 structure to the main part of the house, clad with concrete profiled tiles and concrete ridge tiles. Timber fascia boards with plywood soffits. The roof structure comprises attic trusses, is floored and has Velux windows; fibreglass insulation to a depth of 250mm to the floor joists; OSB sarking. Loft ladder and hatch in garage to roof space.

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

Rainwater fittings

uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

External walls are constructed of structural timber frame with block-work outer leaf. Walls are dry-dashed externally, with contrasting colour dry-dash below DPC and smooth plaster to the ingoes; 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

uPVC double glazed windows and external doors. Glass blocks to the Bathroom.

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 fascias and plywood soffits are painted.

Visually inspected.

Conservatories / porches

There are no conservatories or porches.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is an integral garage to the north gable of the house. Construction of the garage is the same as the house, and has a large sectional garage door.

Internal dimensions of the garage are approximately 7.3m x 5.6m.

Timber shed/greenhouse to the back garden.

Visually inspected.

Outside areas and boundaries

Gravel driveway to the road side of the house.

Well maintained garden grounds surrounding the house, with areas of grass and planting. Boundaries are marked with timber fences and block walls.

Concrete paths around the house, with a paved patio area to the rear.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

External walls are lined internally with plasterboard.

Internal partitions are timber framed and 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 concrete ground floors with underfloor heating pipework.

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 and Utility.
There is a stainless steel extractor hood, built in gas hob and electric oven to the Kitchen.
4 panel pine doors with chrome lever handles.
Built in wardrobes and cupboards.
Moulded redwood skirtings and facings.
Timber window cills and plywood ingoes to most rooms; uPVC cill and ingoes to the Master Bedroom.

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

Kitchen units were visually inspected excluding appliances.

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 are mainly painted, with wallpaper to feature walls; ceilings are painted.
Coving to the main rooms.

Internal woodwork is varnished.

Tiled splash backs to the Kitchen; wall panels to the Bathroom and Shower Rooms.

Floor coverings consist of laminate flooring to most rooms, with floor tiles to the Bathroom and Shower Rooms.

Visually inspected.

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 a single tariff meter, in a cupboard off the Hall.

Extractor fans to the Bathroom, Shower Rooms, Kitchen and Utility.

Smoke detectors to the ceilings of the Hall and Kitchen/Dining Room.

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.

Calor Gas supply to the hob.

Water, plumbing and bathroom fittings

There is a mains water supply to the property.

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

Sanitary ware includes:

Kitchen: 1.5 bowl cast stone sink and drainer.

Utility: Single bowl stainless steel sink and drainer.

Bathroom: Plastic bath, mixer shower in cabinet, wash-hand basin, WC.

En-Suite Shower Rooms: Mixer showers in cabinets, wash hand basins, WCs.

WC: 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 a ground source heat pump in a cupboard in the garage, with underfloor heating throughout the house.

The heating is controlled by a programmer and wall thermostats to each room.

Heated towel rails to the Bathroom and Shower Rooms.

The encapsulated hot water cylinder is located beside the heat pump.

*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

The property is understood to connect to mains drainage.

Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Any additional limits to inspection:

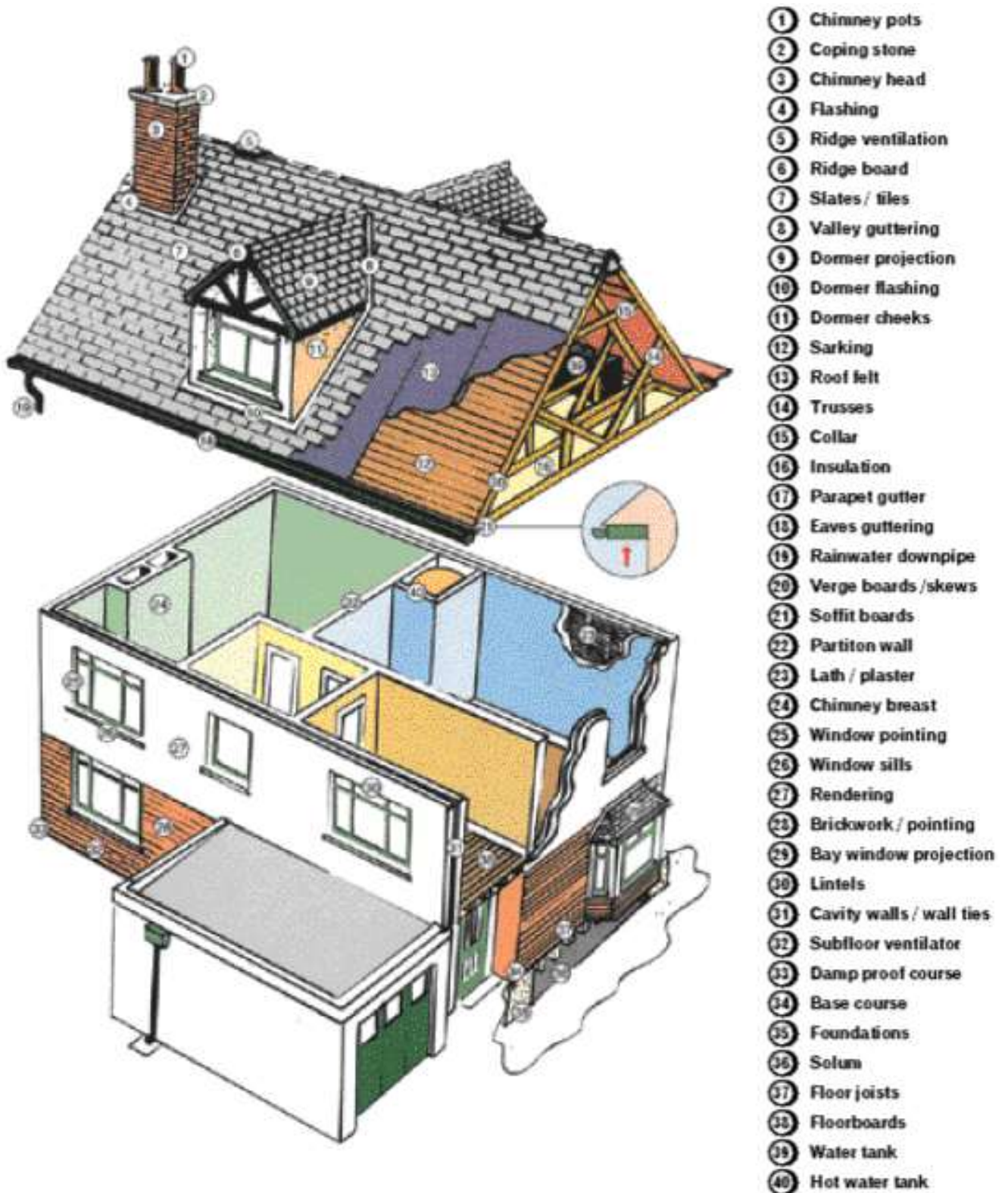
At the time of our inspection the property was occupied and fully furnished with floors fully covered.

There was no access for inspection behind the wall linings.

The drainage system was not open to inspection.

No inspection was made for naturally occurring Radon Gas or for invasive plant species such as Japanese Knotweed.








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.			
 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. Some minor corrosion noted to internal window and door handles.			

SINGLE SURVEY

	External decorations
Repair category:	2
Notes:	Decoration weathered to the fascias and soffits. Minor cracks noted to the rendered external ingoes.
	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 subfloors
Repair category:	1
Notes:	No significant defects noted.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	Wardrobe doors are slightly warped.

SINGLE SURVEY

	Chimney breasts and fireplaces
Repair category:	N/A
Notes:	There are no chimney breasts or fireplaces.
	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:	Advise that the installation be checked and tested. There is no evidence of recent testing and failure to service and test increases safety risks. Spotlights to the soffit at the front door are corroded.
	Gas
Repair category:	1
Notes:	No significant defects noted.
	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. Unfinished pipework at rodding eyes.

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	N/A
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	2
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	1
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
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?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	No

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 conveyancer

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

£350,000 (Three Hundred and Fifty Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £300,000 (Three Hundred 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:

2nd May 2018