

# Home Report



<b>Property address:</b>	Nabban House Grimbister Kirkwall Orkney KW15 1TS
<b>Customer:</b>	David Grieve & Leonie Scott
<b>Customer address:</b>	Nabban House Grimbister Kirkwall Orkney KW15 1TS
<b>Report prepared by:</b>	Orkney Surveying Services Castlehowe Sower Road Orphir Orkney KW17 2RE
<b>Date of inspection:</b>	11 <sup>th</sup> February 2017, 13 <sup>th</sup> July 2017, 20 <sup>th</sup> June 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.

<b>Description</b>	The property comprises a detached wooden bungalow, with garden grounds and small sheds.
<b>Accommodation</b>	Sitting Room/Dining Room/Kitchen, Three (3) Bedrooms, Shower Room, En-Suite Shower Room, Hall, Vestibule.  Utility Room accessed externally.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house is approximately 105m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is located in a rural location around 4 miles from Kirkwall, where all the usual amenities are available. Orkney is well connected to the Scottish mainland by three ferry routes, and regular air connections.
<b>Age</b>	It is understood that the property was built in 1998.
<b>Weather</b>	The weather was dry and cold, following a period of changeable weather. The report should be read in context of these weather conditions.
<b>Chimney stacks</b>	There is one metal flue extending through the roof from the solid fuel stove in the Sitting Room.  <i>Visually inspected with the aid of binoculars where appropriate.</i>

### Roofing including roof space

Pitched roof clad with profiled concrete slates.  
The roof space consists of timber trusses, plywood sarking and fibreglass insulation to the ceiling joists.

*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 are constructed of structural timber frame, clad externally with timber boarding.

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

### Windows, external doors and joinery

Triple glazed timber windows; timber front door.  
Timber fascia boards.  
Timber boarding to all external walls.

*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

All external timber is 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 are two wooden outbuildings. One of these houses the borehole and plant for the private water supply; the other is a garden shed.

*Visually inspected.*

### Outside areas and boundaries

The house sits within a plot extending to approximately 0.5 acres. The plot is mainly laid to grass, and is bounded by post & wire fencing.

Gravel surfacing to the driveway and surrounding the house.

Paved area outside the front door.

Timber patio areas to two sides of the house.

*Visually inspected.*

### Ceilings

Ceiling tiles throughout.

*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

Suspended timber ground floor; insulated.

Solid ground floor to the Utility Room.

*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.

Pencil round softwood timber finishes.

Glazed pine doors to the Sitting Room and Vestibule; pine panelled internal doors elsewhere; louvred wardrobe doors.

Timber window cills and ingoes.

*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 a multi-fuel stove in the Sitting Room, sitting on a flagstone hearth; the flue extends up to ceiling level.

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

### Internal decorations

Internal walls are painted.  
Tiled splashbacks to the Kitchen; shower panels to both Shower Rooms.  
Internal woodwork is varnished.  
Floor coverings consist of laminate to most of the house, with vinyl to the Kitchen and Shower Room.

### 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 24 Hour tariff meters in the Utility.

*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

There is a private borehole supplying water to the property. The borehole and plant are housed in a timber shed to the rear of the house.

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

Sanitary ware includes:

Kitchen – 1.5 bowl composite sink & drainer.

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

En-Suite Shower Room – Mixer shower in cabinet, 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

Heating is provided by the multi-fuel stove in the Sitting Room, with panel heaters in the Bedrooms and electric towel rails in the Shower Rooms.

The hot water cylinder is located in a cupboard in the en-suite Shower Room.

*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 a private septic tank, located in the north-east corner of the site.

*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.*

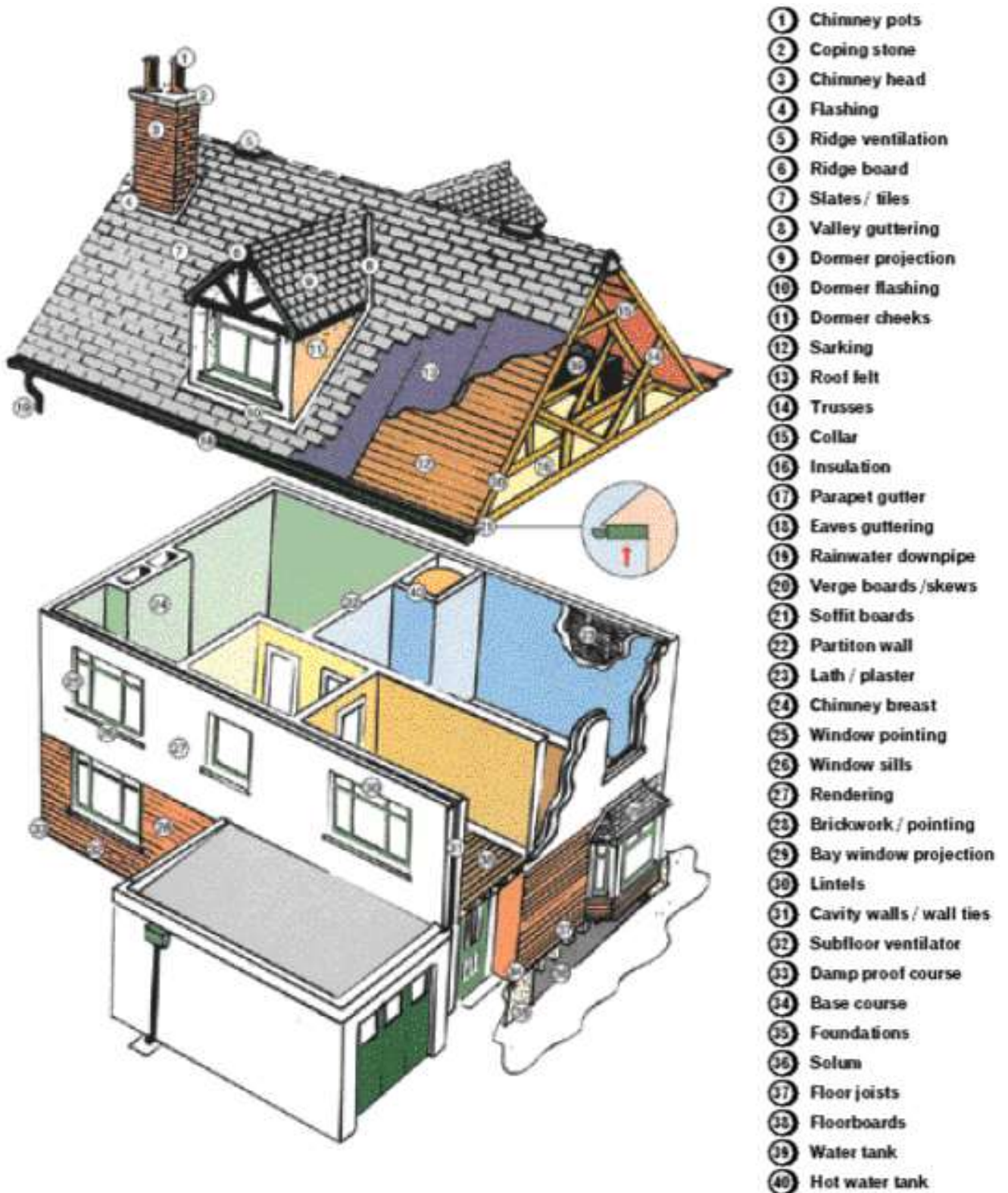
*There was no access for inspection to the floor structure or behind wall linings.*

*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.
 <b>Structural movement</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Dampness, rot and infestation</b>		
Repair category:	1	
Notes:	No significant defects noted. Note: there was no access for inspection of floor structure or behind wall linings.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	No significant defects noted. There is a significant lean to the flue, but this does not appear to be affecting the operation.	
 <b>Roofing including roof space</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Windows, external doors and joinery</b>		
Repair category:	1	
Notes:	No significant defects noted. Some blackening noted to window frames internally.	



## SINGLE SURVEY

	<b>External decorations</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Conservatories / porches</b>
Repair category:	N/A
Notes:	There are no conservatories or porches.
	<b>Communal areas</b>
Repair category:	N/A
Notes:	There are no communal areas.
	<b>Garages and permanent outbuildings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Outside areas and boundaries</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Ceilings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal walls</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Floors including sub-floors</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal joinery and kitchen fittings</b>
Repair category:	1
Notes:	No significant defects noted. Door knobs to the wardrobe doors are loose in places.

## SINGLE SURVEY

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

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.

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

**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.

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

#### 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

£215,000 (Two Hundred and Fifteen Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £180,000 (One Hundred and Eighty 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:

21<sup>st</sup> June 2018