

Home Report



Property address: 45 Scapa Crescent
Kirkwall
Orkney
KW15 1RL

Customer: MacGregor Industrial Supplies Ltd

Customer address: 15-17 Henderson Road,
Longman Industrial Estate,
Inverness,
IV1 1SN

Date of inspection: 18th September 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	A large detached house, with single garage.
Accommodation	Sitting Room, Dining Room, Kitchen, Six (6) Bedrooms, Utility Room, Sun Porch, Hall, Two (2) Shower Rooms, En-Suite Bathroom.
Gross internal floor area (m²)	The gross internal floor area is approximately 223m ² .
Neighbourhood and location	The property is located in a development of similar houses, in Kirkwall, Orkney. The full range of facilities can be found within easy reach in Kirkwall. Orkney is linked to the mainland of Scotland by ferry services to Caithness and Aberdeen. There are also regular air services to Inverness, Aberdeen, Edinburgh and Glasgow.
Age	The original property is thought to date from the 1980's, with the Kitchen & Dining Room Extension added in 1994.
Weather	The weather was cool and dry following a period of changeable weather. The report should be read in context of these weather conditions.

Chimney stacks

There is a block-built chimney stack leading from the fireplace in the Sitting Room. The stack is dashed and has a concrete cope. One clay chimney pot.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Timber framed pitched roof structure, comprising timber fink trusses, with OSB sarking and concrete roof tiles. The ceiling joists of the original house are insulated with fibreglass to a depth of approximately 100mm, with polyurethane insulation also fitted to the rafters. The extension features rooms in the roof, and has 100mm fibreglass to the flat ceilings.

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

Rainwater fittings

Square profile uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The external walls consist of a structural timber frame, with block-work outer leaf. Dry dash external finish. Stone cladding beneath windows, and to corner of porch. Smooth cement band below DPC level and to window & door ingoes.

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

Windows, external doors and joinery

uPVC windows and external doors throughout. Fascias are clad in uPVC, with Masterboard soffits.

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

There are no external decorations.

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 a single garage attached to the gable wall of the original house. Wooden summer house to the garden.

Visually inspected.

Outside areas and boundaries

Concrete driveway from the public road. Paths around the house. Retaining wall to the front of the property, forming a level area of grass.

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

Suspended timber ground floors.

Fibreglass insulation on nets to the extension. Limited access to inspect under floor of extension; no access under floor of original building.

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

Fitted floor and wall units to the Kitchen/Dining Room and Utility Room. Fitted cooker and dishwasher to kitchen.

Hardwood moulded skirtings and facings.

Timber window cills with plywood ingoes;

Panelled internal doors.

Built in cupboards, wardrobes and desks to bedrooms.

Built in desk to Office. Units to one wall of Sitting Room.

Open tread timber stairs with banister.

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

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

The fireplace is incorporated into the built in unit in the Sitting Room. Fireplace boarded over and fitted with an electric focal point fire at the time of inspection.

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

Internal decorations

Walls are emulsioned or wallpapered.
Ceilings are mainly finished with textured plaster, with plaster covings.
Woodwork is mainly varnished.
Tiled splashbacks to the Kitchen/Dining Room and ground floor Shower Room.
Shower panels to the walls of the Bathroom and Shower Rooms.
Floors are fully covered throughout, with carpet to the Sitting Room, Dining Room and Bedrooms; floor tiles to the Kitchen, Entrance Vestibule and Hall; vinyl elsewhere.

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 in the Hall.

Brass effect sockets and switches to main rooms; white plastic elsewhere.

Extractor hood to the Kitchen, extractor fans to the Utility, Shower rooms and Bathroom.

Built in electric hob, oven and dishwasher to 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.
No Calor Gas supply to the property.

Water, plumbing and bathroom fittings

The property is understood to be connected to the mains water supply.

Pipework is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – 1 ½ bowl composite sink & drainer.

En-Suite Bathroom – Spa Bath with mixer shower above, WC, wash-hand basin.

First Floor Shower Room – Mixer shower in cabinet, WC, wash-hand basin.

Ground Floor Shower Room – Mixer shower in cabinet, WC, wash-hand basin.

*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 oil boiler in the garage, heating radiators throughout the house.

There is also an electric focal point fire fitted to the fireplace in the Sitting Room.

Hot water cylinder in a cupboard off the Hall.

The oil tank is located adjacent to the garage.

*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 unoccupied and partly furnished with floors fully covered throughout.

Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.

An inspection for Japanese Knotweed or other invasive plant species was not carried out.

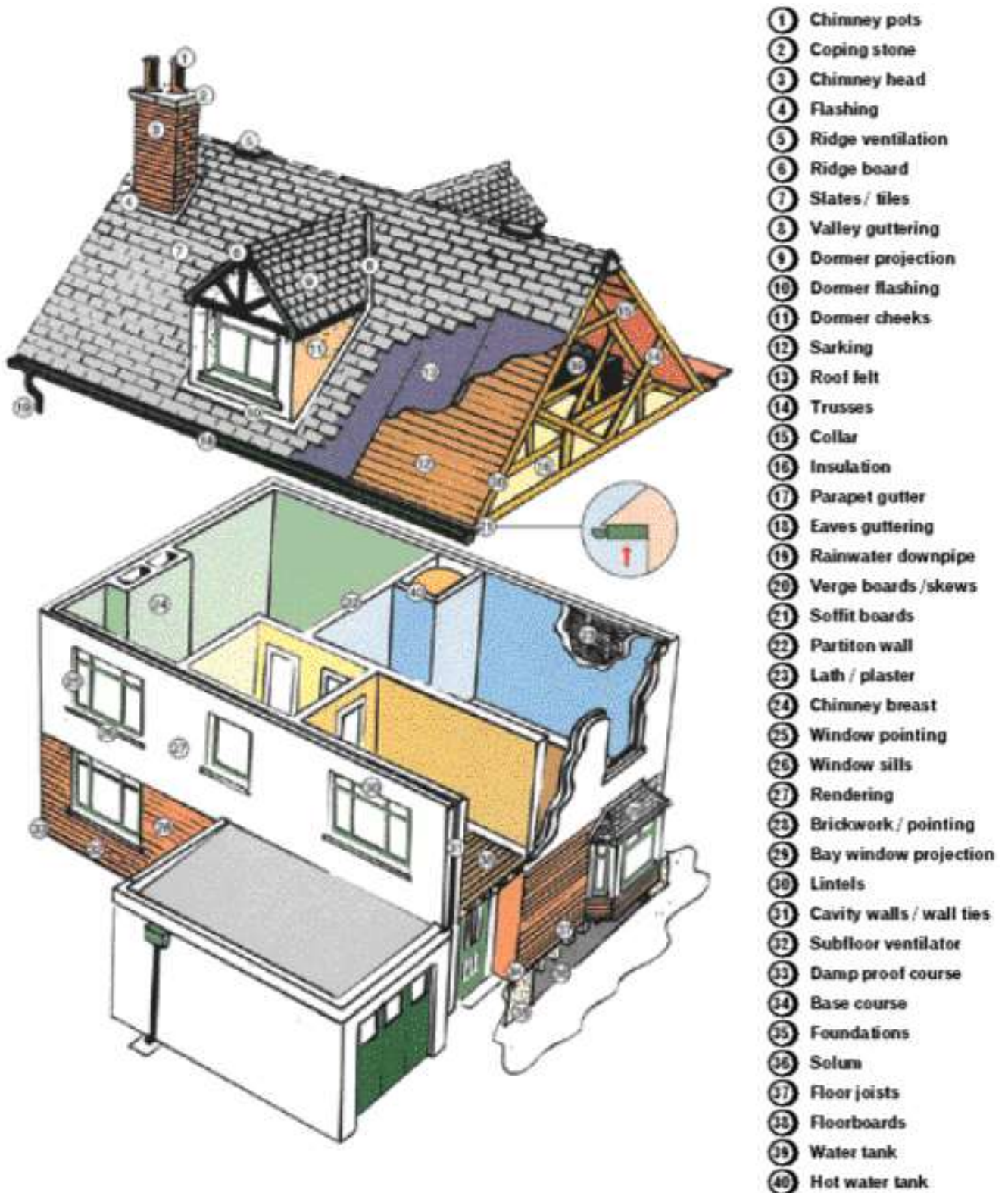
There was no access for inspection to the foundations or behind wall linings.

Only limited access was available to inspect under the suspended ground floor.

The drainage system was not open to inspection.

High levels of Radon gas have been recorded in areas of Orkney. A Radon Measurement Report was carried out to the property in 2011, with very low results, so there is not considered to be any particular risk.








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:	1	
Notes:	No significant defects noted.	
 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. Some minor cracks noted to external render.	
 Windows, external doors and joinery		
Repair category:	1	
Notes:	No significant defects noted. A few window handles are loose. Rubber seals are displaced to windows in places. Minor corrosion noted to door handles.	

SINGLE SURVEY

	External decorations
Repair category:	N/A
Notes:	There are no external decorations.
	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 sub-floors
Repair category:	1
Notes:	No significant defects noted.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted. Some marks to walls in first floor bedroom.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	No significant defects noted.
	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.
	Drainage
Repair category:	1
Notes:	No significant defects noted.

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	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	N/A
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	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?	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?	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 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.
- Rights and responsibilities regarding the shared foul water system.

Estimated re-instatement cost for insurance purposes

£400,000 (Four Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £275,000 (Two Hundred and Seventy Five 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:

25th September 2018