

Home Report



Property address: 59 Albert Street
Kirkwall
Orkney
KW15 1HQ

Customer: David & Margit Baker

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Orkney
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Date of inspection: 27th November 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 three storey house, with separate garage and garden ground. The house is connected to a store to one gable.
Accommodation	<u>Ground Floor</u> : Sitting Room, Kitchen/Dining Room, Bathroom, Entrance Hall. <u>First Floor</u> : Sitting Room, Bedroom, En-Suite Shower Room, Landing. <u>Second Floor</u> : Two (2) Bedrooms, WC.
Gross internal floor area (m²)	The gross internal floor area is approximately 138m ² .
Neighbourhood and location	The property is located in central Kirkwall, within easy reach of all the usual amenities. 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 property is understood to date from 1760.
Weather	The weather was cold with showers, following a period of changeable weather. The report should be read in context of these weather conditions.

Chimney stacks

There are two chimney stacks, one to each gable. The stacks are stone-built & harled, with concrete copes and clay chimney pots.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Timber framed pitched roof structure, comprising trusses, with timber sarking boards and natural slates. Crowsteps to the gables. Fibreglass insulation to the ceiling joists and around the attic rooms.

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

Rainwater fittings

Circular profile grey uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The external walls are stone-built; harled externally.

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

Windows, external doors and joinery

Windows are a mixture of timber single glazed, timber double glazed and white uPVC double glazed. Timber front door; uPVC back door.

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 windows and front door are painted.

Visually inspected.

Conservatories / porches

There are no conservatories or porches.

Visually inspected.

Communal areas

Public footpath runs along the front of the house.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is a separate garage, consisting of a concrete floor, block-work walls, uPVC door and windows, sectional garage door, and a flat roof clad with roofing felt. Internal dimensions 9.8m x 3.3m.

Visually inspected.

Outside areas and boundaries

There is an area of garden which is laid to grass and bordered with stone and block walls. Concrete and flagstone paths.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard or lath & plaster.

Visually inspected from floor level.

Internal walls

Internal walls are lined with plasterboard or lath & plaster. Tongue & grooved lining boards to part of one wall in the Kitchen/Dining Room and in the Rear Vestibule.

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 to the Sitting Room; solid floor to the rest of the ground floor. Suspended timber first and second floors.

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 units and shelving to the Kitchen/Dining Room. Softwood skirtings and facings. Plywood interior doors. Timber window cills with plywood ingoes.

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

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

Open fireplace to the first floor Sitting Room consisting of flagstone hearth, cast iron fireplace with tiled inserts & timber surround.

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

Internal decorations

Walls and ceilings are painted or wallpapered.
Woodwork is painted or varnished.
Tiled splashbacks to the Kitchen and Bathroom; panelling to the shower enclosure in the En-Suite Shower Room.
Exposed varnished floorboards to the Sitting Room, vinyl to the Kitchen/Dining Room, Rear Vestibule, Bathroom and Shower Room; carpet 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.

White plastic sockets and switches.

Smoke detector to the first floor Landing.

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

Sanitary ware includes:

Kitchen – Single bowl stainless steel sink & drainer.

Bathroom – Bath with electric shower above, wash-hand basin, WC.

En-Suite Shower Room – Mixer shower with cabinet and shower tray, wash-hand basin, WC.

En-Suite 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 an oil boiler, which is situated in the Kitchen/Dining Room.

The boiler heats radiators throughout the ground and first floors, and is controlled by a programmer above the boiler and TRV's fitted to the radiators.

Electric panel heaters to the two Bedrooms on the second floor.

Hot water is produced by the oil boiler and stored in an insulated hot water cylinder, which is located in a cupboard in the Kitchen/Dining Room.

Plastic oil tank to the garden.

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 mainly covered.

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

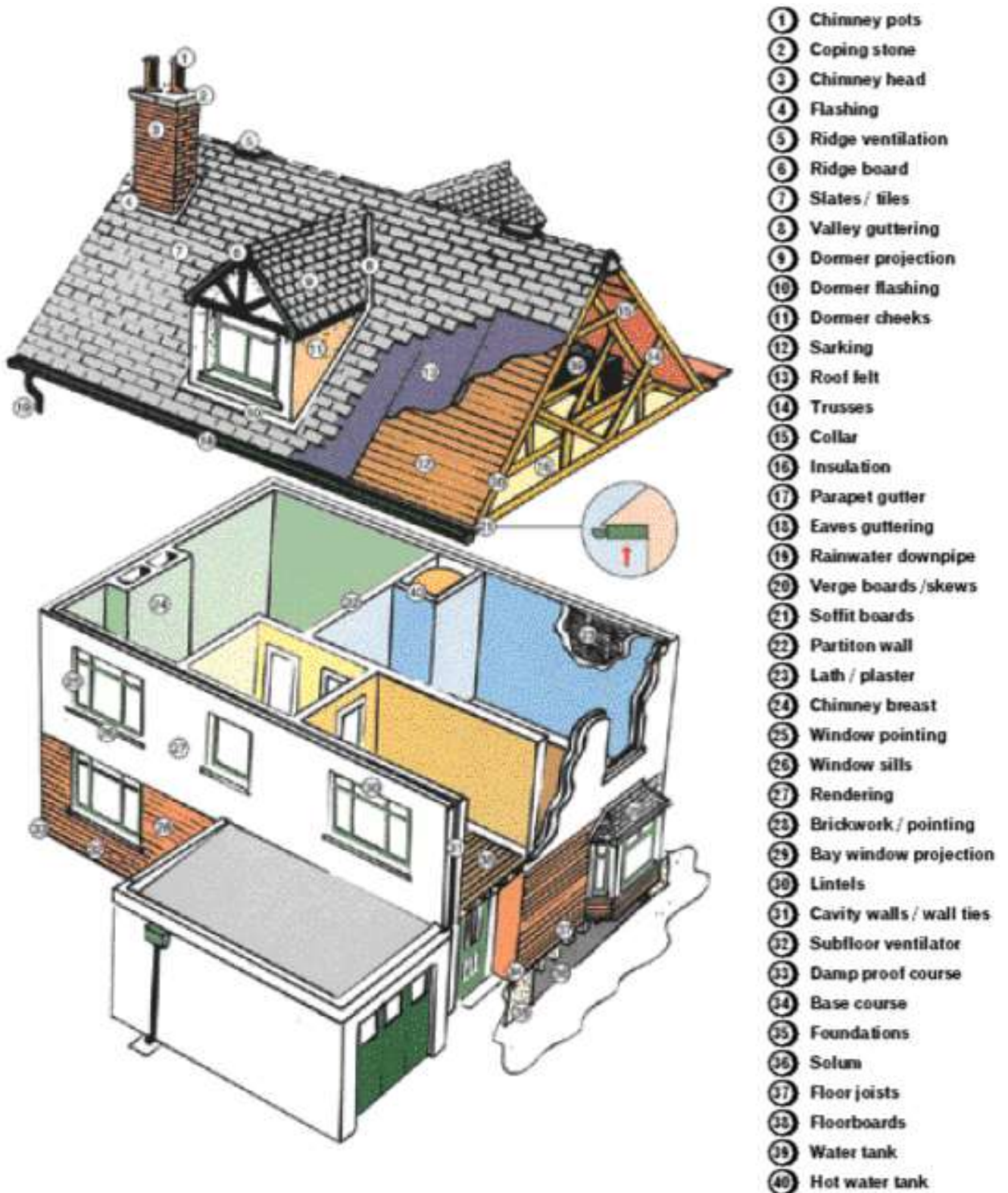
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundation, under the suspended ground floor, or behind wall linings.

The drainage system was not open to inspection.

High levels of Radon gas have been recorded in areas of Orkney.








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:	Dampness noted to the roof-space, with dampness to external walls and sarking. Some signs of woodworm activity noted to the floorboards to the second floor; it is not known if this related to current or historic activity.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted.	
 Roofing including roof space		
Repair category:	2	
Notes:	Slate nails are rusting. External inspection of the roof coverings was not possible, so no comment can be made on their condition.	
 Rainwater fittings		
Repair category:	1	
Notes:	No significant defects noted.	
 Main walls		
Repair category:	2	
Notes:	Cracks noted to render, with missing section noted to the south-east corner.	
 Windows, external doors and joinery		
Repair category:	1	
Notes:	No significant defects noted.	

SINGLE SURVEY

	External decorations
Repair category:	2
Notes:	Decoration is weathered to the windows in places.
	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:	2
Notes:	The roofing felt appears weathered, with dampness noted to plywood sarking. Crack to the side wall of the garage.
	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.
	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. The oil tank is not secured.
	Drainage
Repair category:	1
Notes:	No significant defects noted.

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	2
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
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 & Second
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?	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.

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 £250,000 (Two Hundred and Fifty 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:

1st December 2018