

# Home Report



**Property address:** 2 King Harald Kloss  
Kirkwall  
Orkney  
KW15 1FT

**Customer:** Hellen Sinclair

**Customer address:** c/o 2 King Harald Kloss

**Date of inspection:** 8<sup>th</sup> April 2019

## 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>	2 King Harald Kloss is a semi-detached bungalow with garden.
<b>Accommodation</b>	Sitting Room, Kitchen, Two (2) Bedrooms, Shower Room, Hall, Vestibule.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property is approximately 61m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated in a residential area of Kirkwall, close to all amenities.
<b>Age</b>	The property is thought to be around 25 years old.
<b>Weather</b>	The weather was cool and dry, following a period of changeable weather. The report should be read in context of these weather conditions.
<b>Chimney stacks</b>	There are no chimney stacks.  <i>Visually inspected with the aid of binoculars where appropriate.</i>

### Roofing including roof space

Timber roof structure with plywood sarking and concrete roof tiles.  
Timber fascias and ventilated plywood soffits; ventilated ridge.  
Fibreglass insulation (150mm thick) to the ceiling joists.  
Access to the roof space is via the ceiling hatch in the Hall.

*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 consist of a structural timber frame with block-work outer leaf.  
Walls are dry-dashed externally; smooth cement render to the ingoes and below the DPC.  
Precast 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

Timber double glazed windows and front 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 windows, external door and fascia boards are stained; soffit boards 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 are no garages or permanent outbuildings.

*Visually inspected.*

### Outside areas and boundaries

Garden areas to front and rear, which are laid to grass. Concrete ramped driveway, which also serves as the ramped access to the front door; concrete paving slabs at the entrance; gravel to the rear area of the driveway. Concrete path and areas of paving slabs to the rear of the house.

Boundaries are marked with timber fencing; garage to neighbouring property forms part of the boundary.

*Visually inspected.*

### Ceilings

The ceilings are lined with plasterboard.

*Visually inspected from floor level.*

### Internal walls

Timber framed internal partitions, lined with plasterboard.

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

### Floors

Suspended timber ground floor.

There was no access to inspect the solum.

### Internal joinery and kitchen fittings

Glazed redwood internal doors between the Sitting Room and Kitchen, and between the Hall and Vestibule; flush veneered doors elsewhere. Brass lever handles.

Moulded redwood skirtings and facings.

Timber window cills with plasterboard ingoes.

Built in wardrobes to both bedrooms, with home-made shelving and hanging rails. Cupboards to one Bedroom and the Shower Room. Flush veneered doors to all built-in wardrobes and cupboards.

Fitted floor and wall units to the Kitchen.

*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 and ceilings are emulsioned.  
Woodwork is painted or varnished.  
Tiled splashbacks to the Kitchen; Vinyl to the Shower Room walls.  
Floor coverings: carpet to the Sitting Room, Hall and both Bedrooms; vinyl to the Kitchen, Shower Room and Vestibule.

*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 dual tariff meters in a cupboard in the wardrobe of the smaller Bedroom.  
Smoke detectors fitted to the ceilings in the Living Room and Hall; High Heat Detector in the Kitchen.  
Extractor hood in the Kitchen; extractor vent in the Shower Room.  
Integrated gas hob and electric oven.  
At the time of inspection, there was a free-standing fridge/freezer and a washing machine in the Kitchen.  
An Electrical Installation Condition Report was carried out on 29/12/18 and issued on 14/1/19.

*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

Calor Gas supply to the cooker; gas bottles are located to the rear of the house.

### Water, plumbing and bathroom fittings

The water supply is assumed to be from the mains. The pipework, where visible, is of copper and UPVC construction. Plastic cold water header tank in the roof space.

Sanitary ware includes:

Kitchen: Single bowl stainless steel sink and drainer.

Shower Room: Electric shower above dished area of floor with shower curtain; 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 on the rear wall of the house, with internal air-to-air units in the Sitting Room and Hall.

Electric plinth heater in the Kitchen.

The hot water cylinder is located in a cupboard in the Shower Room. It is fitted with dual electric immersions and insulated with spray foam.

*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 unfurnished, with all floors covered.*

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

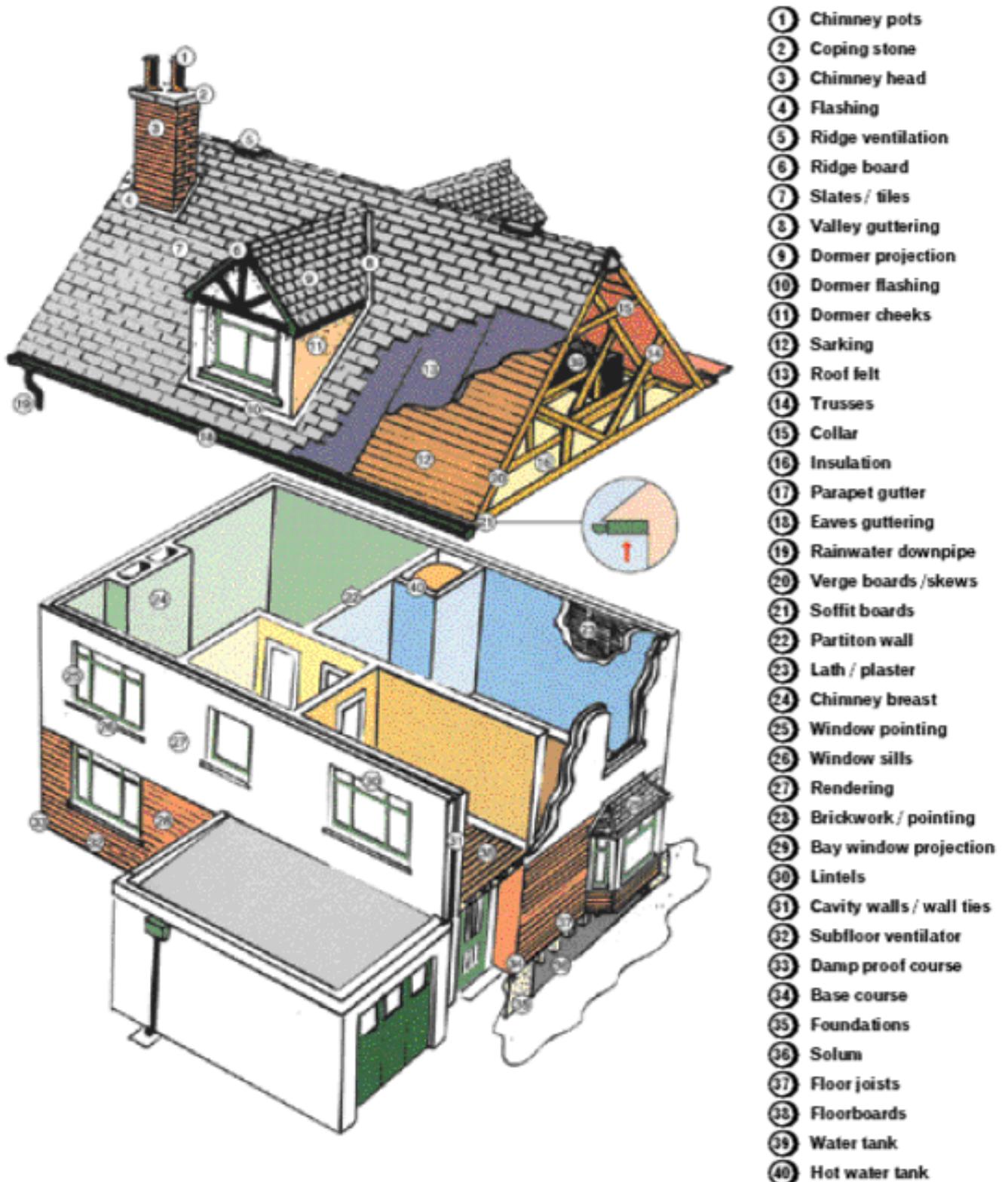
*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

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

*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.

<b>Category 3</b>	<b>Category 2</b>	<b>Category 1</b>
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.	
 <b>Chimney stacks</b>		
Repair category:	N/A	
Notes:	There are no chimney stacks.	
 <b>Roofing including roof space</b>		
Repair category:	1	
Notes:	Rust spots noted to nails in soffit boards.	
 <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:	Door handle loose; window handles loose in places.	

## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	2
Notes:	External decoration is weathered to external door, windows, fascias and soffits.
 <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:	N/A
Notes:	There are no garages or permanent outbuildings.
 <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:	Damaged area of plasterboard to rear of cupboard in larger Bedroom
 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	Underfloor vents are siliconed to the rear elevation.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	Minor damage noted to interior doors in places. Latch to door between Sitting Room and Hall was not working correctly at the time of inspection; sliding door to wardrobe in larger Bedroom is loose at base. Shelving in wardrobe is of a basic standard.

## SINGLE SURVEY

	<b>Chimney breasts and fireplaces</b>
Repair category:	N/A
Notes:	There are no chimney breasts or fireplaces.
	<b>Internal decorations</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Gas</b>
Repair category:	1
Notes:	No significant defects noted. The gas installation was not tested.
	<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.
	<b>Drainage</b>
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	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	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	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.

<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>No</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 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

£150,000 (One Hundred and Fifty Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £130,000 (One Hundred and Thirty 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:

11<sup>th</sup> April 2019