

# Home Report



**Property address:** Lynnburn  
Holm Branch Road  
Kirkwall  
Orkney  
KW15 1RY

**Customer:** Euan Barnett

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Holm Branch Road  
Kirkwall  
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**Date of inspection:** 24<sup>th</sup> August 2020

## 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

Lynnburn comprises a detached house, with garage and outbuildings, and garden ground.

The front of the property faces south-west.

### Accommodation

Ground Floor: Sitting Room, Kitchen, Two (2nr) Bedrooms, Shower Room, Utility/Rear Vestibule, Hall, Conservatory.

First Floor: Two (2nr) Bedrooms, Landing.

### Gross internal floor area (m<sup>2</sup>)

The gross internal floor area of the main part of the house is approximately 86m<sup>2</sup>.

In addition, the area of the Conservatory is 8.4m<sup>2</sup> and the rear Utility Vestibule is 2.3m<sup>2</sup>.

### Neighbourhood and location

The property is located in a residential area of Kirkwall, within easy reach of all the usual amenities.

### Age

The property is assumed to date from the 1960's, and has been recently renovated.

### Weather

The weather was mild and dry following a period of settled weather. The report should be read in context of these weather conditions.

### Chimney stacks

There is a block-built chimney stack extending through the hipped roof.  
The chimney stack is dry-dashed, with a concrete cope and single clay chimney can. Ventilated cap fitted to the can.

*Visually inspected with the aid of binoculars where appropriate.*

### Roofing including roof space

Pitched and hipped timber framed roof trusses, with timber sarking boards and fibre cement slates; clay ridge and hip tiles. Fibreglass insulation to the ceiling joists.

Roof rooms to the roof space.

There is a dormer window to the front elevation; flat roof and uPVC cladding; leadwork flashings to the junction with the pitched roof.

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

### Rainwater fittings

uPVC circular profile gutters and downpipes.

*Visually inspected with the aid of binoculars where appropriate.*

### Main walls

Cavity block external walls, dry-dashed externally.

The external walls appear to have had cavity wall insulation installed; solid polyurethane insulation has also been installed internally.

Concrete cills.

Smooth cement render to ingoes, external corners, borders around windows and below DPC.

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

### Windows, external doors and joinery

White uPVC double glazed windows and external doors.  
uPVC weatherboarding to the dormer window.

*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 is a Conservatory to the front elevation, consisting of a concrete floor, block walls, uPVC windows and external door, polycarbonate roof.

Internal dimensions 3.7m x 2.2m.

Utility/Vestibule to the rear elevation; concrete floor, block walls, flat roof.

*Visually inspected.*

### Communal areas

Part of the entrance driveway is shared with the neighbouring property.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Garage: concrete floor, timber framed and boarded walls, pitched roof clad with felt, timber doors.

Internal dimensions 9m x 5m.

Shed 1: timber floor with lowered section (housing a hot tub at the time of inspection), timber framed and boarded walls, mono-pitch roof clad with felt, timber framed and boarded doors; built-in storage bench.

Internal dimensions 3.7m x 3.5m.

Shed 2: timber floor, timber framed and boarded walls and door, pitched roof clad with felt.

Internal dimensions 2.3m x 1.7m.

*Visually inspected.*

### Outside areas and boundaries

The first part of the driveway is tarred and is shared with the neighbouring property; gravelled driveway/parking area beyond.

Well-tended garden areas to front and rear of the house, comprising areas of grass, concrete paving slabs and brick paviours.

Concrete paths around the house.

Boundaries are marked with blockwork walls and timber fencing.

*Visually inspected.*

### Ceilings

Ceilings are lined with plasterboard.

*Visually inspected from floor level.*

**Internal walls**

Internal walls are lined with plasterboard.  
Timber framed internal partitions.

*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 main part of the house; fibreglass insulation has been installed on nets to the floor joists.

Concrete floor to the rear Utility/Vestibule.

Suspended timber first floor.

*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. Worktops with upstands.

Boarded oak interior doors with chrome lever handles; half-glazed doors between the Conservatory and Hall.

Oak skirtings and facings.

Oak window cills and plasterboard ingoes.

Plywood window cills and ingoes.

Coving to the Sitting Room.

Built-in wardrobes and storage units to the Bedrooms.

Timber framed staircase, with timber newel posts, spindles and handrail.

*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.

Wall panelling to the Shower Room.

Floor coverings consist of carpet and vinyl. Varnished floorboards to the rear ground floor Bedroom and both first floor Bedrooms.

**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.  
Built-in extractor hood, fridge-freezer, electric hob and oven 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 installation at 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 and drainer.

Shower Room – mixer shower with tray and 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

The property is heated by an air source heat pump, with internal air to air units in the Hall and Sitting Room.  
Electric panel heaters to the Bedrooms.  
Electric towel rail to the Shower Room.  
Horizontal insulated hot water cylinder to the eaves.

*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 assumed to be connected 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 throughout.*

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

*No access to inspect the condition of the flat roof coverings to the dormer window or the rear Utility/Vestibule.*

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

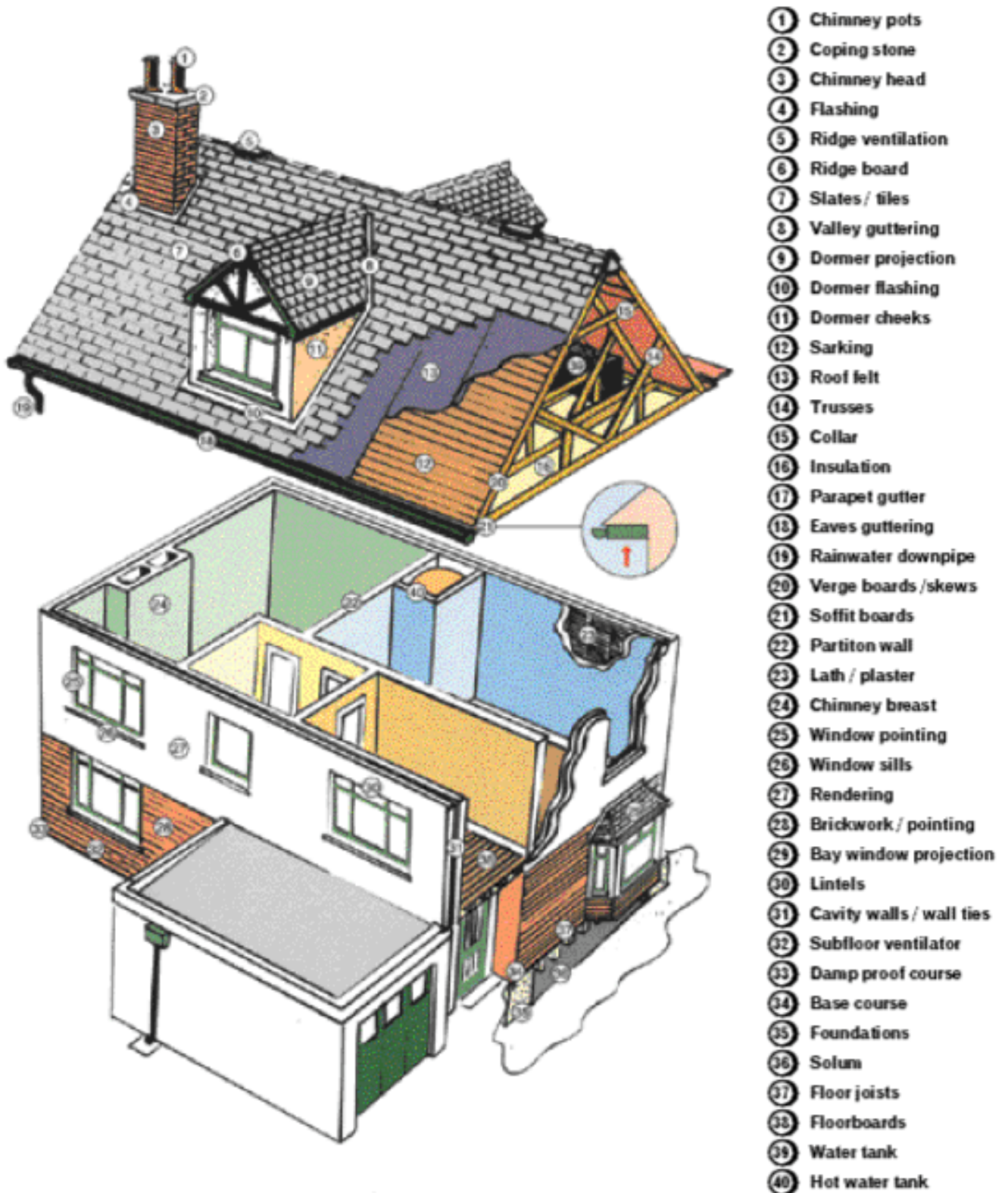
*There was no access for inspection to the foundations, to the concrete floor to the Utility/Vestibule, or behind wall linings. Limited access to inspect the roof structure.*

*The drainage system was not open to inspection.*

*High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in the property.*



## 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:		1			
Notes:		Cracks noted to render of the chimney.			
 <b>Roofing including roof space</b>					
Repair category:		1			
Notes:		Cement pointing to the ridge and hip tiles is cracked and loose in places. High moisture readings to the roof-space.			
 <b>Rainwater fittings</b>					
Repair category:		1			
Notes:		No significant defects noted.			
 <b>Main walls</b>					
Repair category:		1			
Notes:		Minor cracking noted to walls.			
 <b>Windows, external doors and joinery</b>					
Repair category:		1			
Notes:		No significant defects noted.			

## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	N/A
Notes:	There are no external decorations.
 <b>Conservatories / porches</b>	
Repair category:	2
Notes:	2nr window panes have failed to the Conservatory.
 <b>Communal areas</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Garages and permanent outbuildings</b>	
Repair category:	2
Notes:	The garage appears generally weathered. Signs of woodworm activity noted. Rot noted to windows.
 <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.

## 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:	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.
	<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.

<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>N/A</b>
<b>Conservatories / porches</b>	<b>1</b>
<b>Communal areas</b>	<b>1</b>
<b>Garages and permanent outbuildings</b>	<b>2</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>N/A</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 &amp; First</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>No</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, including the shared access.
- 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

£250,000 (Two Hundred and Fifty Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £210,000 (Two Hundred and Ten Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

Note: assessment of the above valuation has been undertaken based on market conditions prior to the current COVID-19 outbreak; it is unclear how this will affect property values and marketability.

Signed



**Surveyors Name**

Billy Groundwater, AssocRICS

**Company Name**

Orkney Surveying Services

**Address:**

Castlehowe, Sower Road, Orphir, Orkney. KW17 2RE

**Date of report:**

2<sup>nd</sup> September 2020.