

# Home Report



**Property address:** Cartair  
Grainepark  
Kirkwall  
Orkney  
KW15 1UL

**Customer:** Alastair Firth

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Grainepark  
Kirkwall  
Orkney  
KW15 1UL

**Date of inspection:** 19<sup>th</sup> September 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

Cartair comprises a semi-detached bungalow, with integral garage and garden ground.

The property is used for entirely residential purposes.

The front of the property faces south-east.

### Accommodation

Sitting Room, Kitchen/Dining Room, Three (3nr ) Bedrooms, Utility, Bathroom, Shower Room, Hall, Vestibule.

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

The gross internal floor area of the house (not including the garage) is approximately 130m<sup>2</sup>.

### Neighbourhood and location

The property is situated in a residential area of Kirkwall, amongst similar properties.

The full range of amenities are available within easy reach in Kirkwall.

### Age

The original house is understood to date from 1981, with an extension added in 1992.

### Weather

The weather was bright 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 to the party wall, which is shared with the adjoining property.  
The chimney stack is dry-dashed, with a concrete cope, clay chimney cans, and leadwork flashings.

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

### Roofing including roof space

Pitched timber framed roof structure, with plywood sarking and fibreglass insulation to the ceiling joists.  
Concrete profiled roof tiles with concrete ridge tiles.

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

### Rainwater fittings

uPVC square profile gutters and downpipes.

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

### Main walls

The main walls to the original house are understood to consist of a 100mm timber kit with block-work outer leaf.  
The construction of the extension is understood to be a concrete block on flat, with 75x50mm internal timber framing.  
Walls are dry-dashed externally, with concrete cills and smooth render to the ingoes.  
Decorative stone cladding below the windows to the front elevation.

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

### Windows, external doors and joinery

uPVC external doors.  
Windows are all double glazed, with a mixture of the original timber frames, and replacement uPVC.  
Fascias and soffits are clad with white uPVC.

*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 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 is an integral garage, consisting of a painted concrete floor, exposed blockwork walls, and a painted metal up & over garage door.

Internal dimensions 5.1m x 4.6m.

*Visually inspected.*

### Outside areas and boundaries

Garden areas to the front and rear of the house, which are mainly laid to grass.

Timber fencing and block-work walls to boundaries, concrete paths and a gravelled driveway.

*Visually inspected.*

### Ceilings

Ceilings are mainly lined with plasterboard; OSB boarding to the ceiling of the Kitchen/Dining Room; timber boarding to the Shower Room ceiling.

*Visually inspected from floor level.*

### Internal walls

Internal walls and partitions are timber framed and 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 to the original house; concrete floor to the extension.

*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 and Utility.

Softwood timber finishes.

6-panel and glazed interior doors.

Built-in wardrobes with louvred or flush doors.

Timber boarding to 1300mm high to 1 wall of 1 Bedroom.

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

*Kitchen units were visually inspected excluding appliances.*

### Chimney breasts and fireplaces

Decorative feature fireplace to one wall of the Sitting Room, consisting of a stone hearth, decorative stone-work and timber mantles.

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

### Internal decorations

Ceilings are painted or finished with textured plaster.  
Note: textured plaster may contain asbestos, depending on date of installation.

Interior walls are painted or wallpapered.

Woodwork is painted or varnished.

Tiled splashbacks the Kitchen; wall panelling to the Bathroom and Shower Room.

Floor coverings consist of carpet, laminate, vinyl and floor tiles.

### 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.

Smoke detectors fitted in the Hall.

Extractor hood fitted in the Kitchen; extractors to the Bathroom and Shower Room.

*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.

### 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.

Insulated plastic cold water header tank in the roof space.

Sanitary ware includes:

Kitchen/Dining Room – composite sink and drainer.

Utility – stainless steel sink and drainer.

Bathroom – sunken bath, wash-hand basin, WC.

Shower Room – mixer shower, with tray and cabinet, wash-hand basin in vanity unit, WC with concealed cistern.

*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 external oil boiler, heating radiators to the original part of the house, with a programmer in the Utility.

Plastic oil tank to the rear of the house.

Underfloor electric heating to the extension, with individual wall thermostats.

Electric focal point heater in the Sitting Room.

There is an insulated hot water cylinder, with a thermostat.

*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.*

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

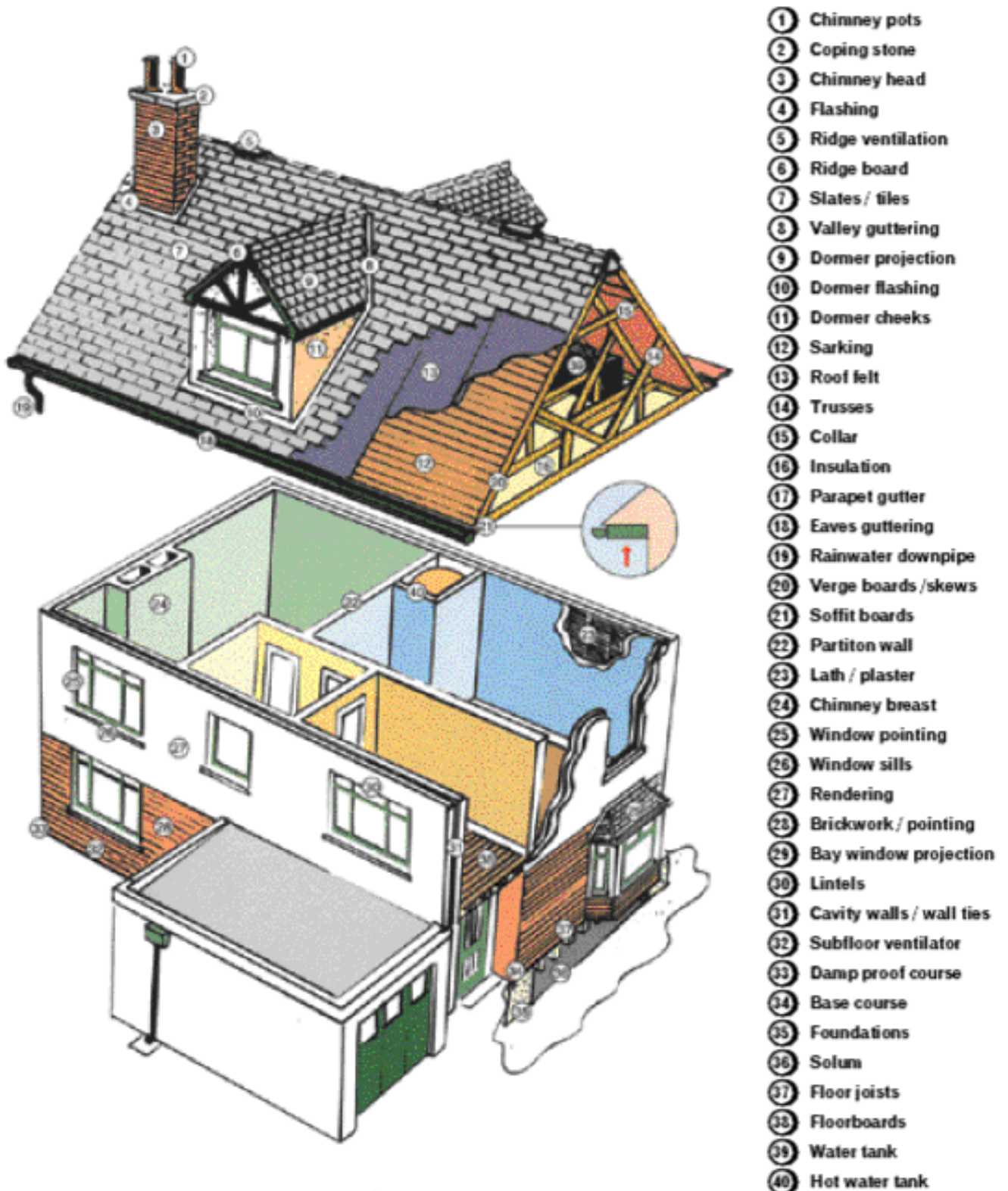
*There was no access for inspection to the foundations, to the solum, or behind wall linings.*

*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:	No significant defects noted.	
 <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.	



## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	1
Notes:	Decoration to windows is weathered in places.
 <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:	Utility units are dated, but appear serviceable.

## 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.
	<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 are recommended.
	<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:	The oil tank is not secured. A number of the radiators are dated.
	<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>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>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.
- 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 £200,000 (Two Hundred 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:**

23<sup>rd</sup> September 2020.