

SCHEDULE 1

**Survey Report
On**

**Highcroft,
Eastquoy Road,
Kirkwall,
Orkney,
KW15 1LT.**

Client: Mrs M Hamblett, Ms L Hamblett
& Mr G D Hamblett.

Client address: Per Lows,
5 Broad Street,
Kirkwall,
Orkney,
KW15 1DH.

Date of inspection: 1st October 2013.

Prepared by: Christopher J Omand, BSc (Hons), M.R.I.C.S.,
Chartered Valuation Surveyor,
R.I.C.S. Registered Valuer.

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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	Single storey detached house with attached single garage.
Accommodation	Vestibule, Hallway, Sitting Room, Kitchen, Dining Room, 2 Bedrooms and Shower Room.
Gross external floor area (m²)	75m ² .
Neighbourhood and location	Situated in a residential area on the outskirts of Kirkwall.
Age	Circa 1940's.
Weather	Dry, sunny and windy.
Chimney stacks	<i>Visually inspected with the aid of binoculars where appropriate.</i> 2no. concrete block chimney stacks, plastered and dashed with concrete copings and 2no. pots to each.

Roofing including roof space

*Sloping roofs were visually inspected with the aid of binoculars where appropriate.
Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.
Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.*

Pitched and hipped roof clad Welsh slate on felt, sarking boards and timber rafters.
The roof space is partially floored.
Fibreglass insulation fitted between the ceiling joists.
Lean-to roof clad felt over the kitchen. There is no access to the roof timbers of the lean-to roof.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

P.V.C. gutters and downpipes with 2no. downpipes fitted in to the remaining parts of the original cast iron downpipes.

Main walls

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

Concrete block cavity plastered and dashed with cavity filled insulation.

Windows, external doors and joinery

*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.*

Windows are a mixture of double glazed u.P.V.C. and double glazed timber with a glazed timber front entrance door and a timber rear entrance door.
Timber fasciaboards.

External decorations

Visually inspected.

Woodstain finish to the external joinery.

Conservatories / porches

Visually inspected.

None.

Communal areas

Visually inspected.

None.

Garages and permanent outbuildings

Visually inspected.

Attached concrete block garage, plastered and dashed, with a flat felt roof on timber rafters. Single glazed timber window and rear sliding door. Electric up and over garage door. Basic timber shed.

Outside areas and boundaries

Visually inspected.

Gravelled area to the front with garden to the rear, with concrete path around house. Concrete ramp leading from parking space to the front entrance door. Concrete block boundary walls plastered and dashed. Basic timber shed to the rear of the property.

Ceilings

Visually inspected from floor level.

Ceilings are lined plasterboard.

Internal walls

Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Internals walls are lined hardwall plaster. Solid partitions are lined hardwall plaster.

Floors including sub floors

Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.

Suspended timber floors.

Internal joinery and kitchen fittings

Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

Flush internal doors, with sliding door to the front bedroom and glazed timber to the kitchen, shower room and vestibule. Timber facings and skirtings. Built in kitchen units and built in units to the dining room.

Chimney breasts and fireplaces

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

Chimney breasts are lined hardwall plaster. No fireplaces present at the time of inspection.

Internal decorations	<p><i>Visually inspected.</i></p> <p>Ceilings are finished emulsion with polystyrene tiles to the dining room. Internal walls are finished wallpaper with timber boarding to the kitchen.</p>
Cellars	<p><i>Visually inspected.</i></p> <p>None.</p>
Electricity	<p><i>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.</i></p> <p>Mains electricity supply.</p>
Gas	<p><i>Visually inspected.</i></p> <p>No mains gas in Orkney.</p>
Water, plumbing and bathroom fittings	<p><i>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.</i></p> <p>Mains water supply. Stainless steel kitchen sink. WC, wash hand basin and electric shower over wet room floor.</p>
Heating and hot water	<p><i>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.</i></p> <p>Electric storage and panel heaters. Insulated hot water cylinder.</p>
Drainage	<p><i>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</i></p> <p>Mains connection.</p>
Fire, smoke and burglar alarms	<p><i>Visually inspected. No tests whatsoever were carried out to the system or appliances.</i></p> <p>Smoke detector to the hallway ceiling.</p>

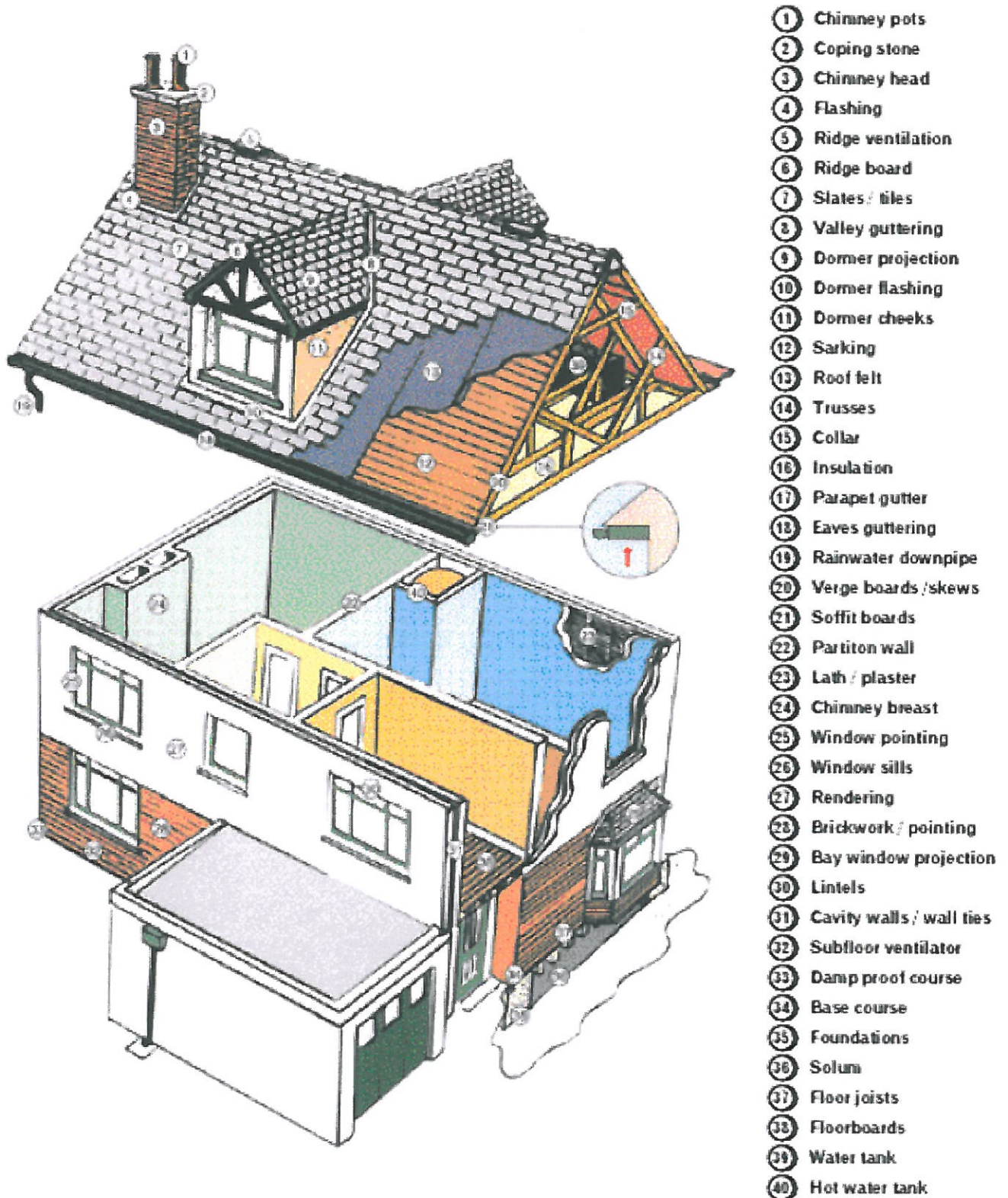
Any additional limits to inspection:

There was no access for inspection to the foundations, to behind side wall linings or to the main floor construction. Fitted coverings prevented access to the floor surfaces. The property was fully furnished at the time of inspection which prevented access to some areas. There was no access to the roof timbers of the lean-to roof. The efficiency of the heating and drainage systems cannot be commented upon.

Tests by the Health Protection Agency have identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the Health Protection Agency. Telephone 01235 822745/876/737.

An inspection for Japanese Knotweed or other invasive plant species was not carried out and unless otherwise stated, for the purposes of this report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties.

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.

<p>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.</p>	<p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>Category 1: No immediate action or repair is needed.</p>
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 Structural movement	
Repair category:	1
Notes:	There was no evidence of significant subsidence, settlement or cracking to the main walls.
 Dampness, rot and infestation	
Repair category:	2
Notes:	High moisture readings were noted to the sarking boards of the front slope with notable staining, and to the bottom of the boarding next to the rear entrance door. Woodworm was noted to the roof timbers. Confirm if it has been treated and a guarantee issued. No rot noted at the time of inspection, where accessible.
 Chimney stacks	
Repair category:	1
Notes:	General weathering noted to the chimney pots as viewed from ground level.
 Roofing including roof space	
Repair category:	2
Notes:	High moisture readings were noted to the sarking boards of the front slope, with notable staining. Woodworm was noted to the roof timbers. Confirm if it has been treated and a guarantee issued.

 Rainwater fittings	
Repair category:	1
Notes:	The gutters and downpipes are weathered in appearance. The sections of cast iron downpipes are corroded. The efficiency of the rainwater system cannot be commented upon as it was not raining at the time of inspection.
 Main walls	
Repair category:	1
Notes:	There is a horizontal crack along the elevation that faces Weyland Terrace.
 Windows, external doors and joinery	
Repair category:	2
Notes:	There is hole in the sitting room window frame where a cable passes through. There is a crack to the single glazed pane above the entrance door. The window in the shower room catches when opened and closed.
 External decorations	
Repair category:	2
Notes:	Weathered decoration to the fasciaboard.
 Conservatories / porches	
Repair category:	N/A
Notes:	
 Communal areas	
Repair category:	N/A
Notes:	
 Garages and permanent outbuildings	
Repair category:	1
Notes:	The window and door is weathered in appearance.
 Outside areas and boundaries	
Repair category:	1
Notes:	No notable defects.
 Ceilings	
Repair category:	1
Notes:	No notable defects.

 Internal walls	
Repair category:	1
Notes:	No notable defects.
 Floors including sub-floors	
Repair category:	1
Notes:	Floors felt sound when walked upon.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Some general marking was noted to the internal joinery. Small hole noted to the back of the rear bedroom door. Loose door handle to door between the dining room and hallway.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	The presence or efficiency of the the flues cannot be commented upon.
 Internal decorations	
Repair category:	3
Notes:	There are polystyrene tiles to the dining room ceiling. Polystyrene tiles are a recognised fire hazard and should be removed. The property would benefit from re-decoration.
 Cellars	
Repair category:	N/A
Notes:	
 Electricity	
Repair category:	3
Notes:	The electrics are dated. It is recommended that the electrics are tested by a qualified Electrician and any recommendations implemented.
 Gas	
Repair category:	N/A
Notes:	

 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No notable defects.
 Heating and hot water	
Repair category:	1
Notes:	The efficiency of the heating system cannot be commented upon.
 Drainage	
Repair category:	1
Notes:	The efficiency of the drainage system cannot be commented upon.

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	1
Windows, external doors and joinery	2
External decorations	2
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	3
Cellars	N/A
Electricity	3
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
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?	Yes
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

Confirm if the woodworm has been treated and a guarantee issued.

Estimated re-instatement cost for insurance purposes

£140,000.

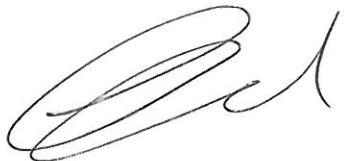
Valuation and market comments

One Hundred and Thirty Five Thousand Pounds, £135,000.

Report author: Christopher J Omand, BSc (Hons), M.R.I.C.S.
R.I.C.S. Registered Valuer

Address: 14 Victoria Street,
Kirkwall,
KW15 1DN.

Signed:



Date of report: 8th October 2013.