



Property address: Fairleigh
Old Scapa Road
Kirkwall
KW15 1BB

Customer: Ms Lorraine McBrearty

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Old Scapa Road
Kirkwall
KW15 1BB

Date of inspection: 06 May 2015

Home Report

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 semi-detached house with garden ground, a garden shed and summer house on site and a garage off site. The property is used for entirely residential purposes. The front of the property faces south east.
Accommodation	Ground Floor: Entrance Vestibule, Hallway, Sitting Room, Kitchen, Dining Room & Conservatory, Utility Room. First Floor: Landing, (2) Bedrooms, Study/Boxroom. Attic: Attic room with low ceiling height (1.70m at the apex).
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 124 m ² (including the attic room)
Neighbourhood and location	The property is located in a good, well established, residential area of Kirkwall within easy reach of the town centre and facilities. Kirkwall contains most of the usual facilities.

SINGLE SURVEY

Age

The property is thought to be approximately 90 years old. The rear single storey wing is thought to have been added about 20 years ago.

Weather

The weather was overcast with some rain showers. The report should be read in context of these weather conditions.

Chimney stacks

One stone built chimney stack with harled pointing, a stone cope and (5) chimney cans. Four of the cans have been sealed on top with lead and one is still open but has been fitted with a wire cage. No lead flashings were noted around the chimney.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

No access was obtained into the main roof structure but the roof is pitched and clad with Welsh slates. The ridge tiles are bedded in mortar and there are concrete skews at the open gable. No lead flashings were noted under the skews. A Velux window has been inserted in the rear roof slope.

The rear wing has a mono-pitched roof formed of timber rafters, board sarking and clad with Welsh slates. It was noted that the roof structure over the utility section is new whilst the section over the dining room is probably the original structure from when the house was built.

There are concrete skews at the verges.

There is a small section of flat roof over the utility which is clad with lead. The utility roof incorporates a Velux rooflight. This roof space was noted to be insulated to a depth of approximately 150mm.

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.
Head and shoulders inspection of the roof space over the rear extension only.*

Rainwater fittings

Rainwater fittings are cast iron gutters and downpipes. The gutters are fixed with metal drive batts.

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

Main walls

The main walls are of stone construction. The front wall is built of dressed stone with a pointed finish. The gable and rear walls have a harled finish (probably onto un-dressed stone).

It is not possible to confirm the construction of the rear wing but the north east wall is of harled stone and the utility walls are thought to be of cavity blockwork with a roughcast finish.

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

Windows, external doors and joinery

The front elevation windows are Everest double glazed sash and case units. The other windows are double glazed uPVC casements.

The front door is a panelled timber unit and the rear (utility) door a timber framed and lined unit with a small georgian wired glass pane.

*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

Decorated areas include painted or wood-stained timber joinery items and painted cast iron gutters and pipework.

Visually inspected.

Conservatories / porches

There is a conservatory area at the end of the dining room extension which extends to approx. 4 sq.m. floor

area. It has double glazed timber window walls and sloping roof and a set of double leaf uPVC patio doors. The glazed walls are set on blockwork stub walls.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is a lock up garage (one of a joined pair) nearby on Nicolson Street. Its internal dimensions are 4.88 x 2.46m. It is constructed with block walls, a flat timber deck roof with built up felt covering (with a chipped finish) and a concrete floor. There is a metal up-and-over garage door.

There is a block built shed in the corner of the back garden with internal dimensions of 2.70 x 1.65m. The roof is a shallow mono-pitched construction clad with corrugated fibre cement sheeting. It has a concrete floor.

In the opposite corner of the back garden is a timber summer house set on a raised timber platform. It has dimensions of approximately 2.36 x 1.66m.

Visually inspected.

Outside areas and boundaries

The site is defined by stone and block walls. Smaller front garden laid to concrete paths but also containing a gravel covered bed and a large mature tree. Concrete path and raised shrub and flower bed along the open gable.

Enclosed rear garden with a lawn, flagstone paths and patio area and flower, tree and shrub borders.

Visually inspected.

Ceilings

The ceilings are lined either with lath and plaster or plasterboard.

Visually inspected from floor level.

Internal walls

The inside faces of the external walls are thought to be lined with lath and plaster although some may have plasterboard linings.

Internal partitions are of timber stud construction clad with lath and plaster or plasterboard.
Wall tiling behind the bath and tiled dado around the bathroom walls.

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

Floors including sub floors

The ground floor is of suspended timber construction but no access was obtained under this floor. There are (4) underfloor vents in the external walls. Engineered oak flooring in the hall and sitting room.

The rear extension has a solid (presumed concrete) floor with a ceramic tile finish.

The upper floors are of suspended timber construction.

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 unfixated hatch by way of an inverted "head and shoulders" inspection at the access point.

Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.

Internal joinery and kitchen fittings

The internal joinery consists of panelled timber doors (some glazed) and moulded timber facings and skirtings. Sliding door to the utility.

Closed tread timber stair up to the first floor with pine balusters, handrail and newel posts.

Steep flight of timber steps up to the attic floor.

The kitchen joinery consists of a good provision of built in floor and wall units with a breakfast bar and oak worktops. Stainless steel wall linings behind the cooker.

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

Kitchen units were visually inspected excluding appliances.

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Chimney breasts and fireplaces

There is a recessed fireplace opening in the gable wall of the sitting room which is not currently in use. The other unused fireplaces have been removed, the openings built up and vents fitted.
Visually inspected. No testing of the flues or fittings was carried out.

Internal decorations

Decorated areas include mainly emulsioned ceilings and papered or emulsioned walls.

Woodwork is mainly painted or varnished.

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 MCB distribution boards and a meter in the entrance vestibule cupboard. There is also an MCB distribution board in the utility room.

PVC sheathed cables to power and lighting circuits.

The older bakelite type light switches are still in use.

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. Bottle gas serving the kitchen cooker.

Accessible parts of the system 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.

Water, plumbing and bathroom fittings

There is a mains water supply to the property.

The pipework, where visible, is of copper, plastic and cast iron construction.

Sanitary ware to the bathroom includes WC, hand basin and bath with electric shower over. The kitchen has an insert stainless steel sink.

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 oil fired central heating from a Potterton Statesman boiler in the dining room cupboard. It heats radiators throughout the house (apart from the attic room which has an electric panel heater).

Domestic hot water is heated by the oil boiler in an indirect, insulated cylinder which is also fitted with an immersion and 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 understood to connect to the mains sewer.

Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

There are smoke detectors in the hallways on both floors.

Visually inspected. No tests whatsoever were carried out to the system or appliances.

Any additional limits to inspection:

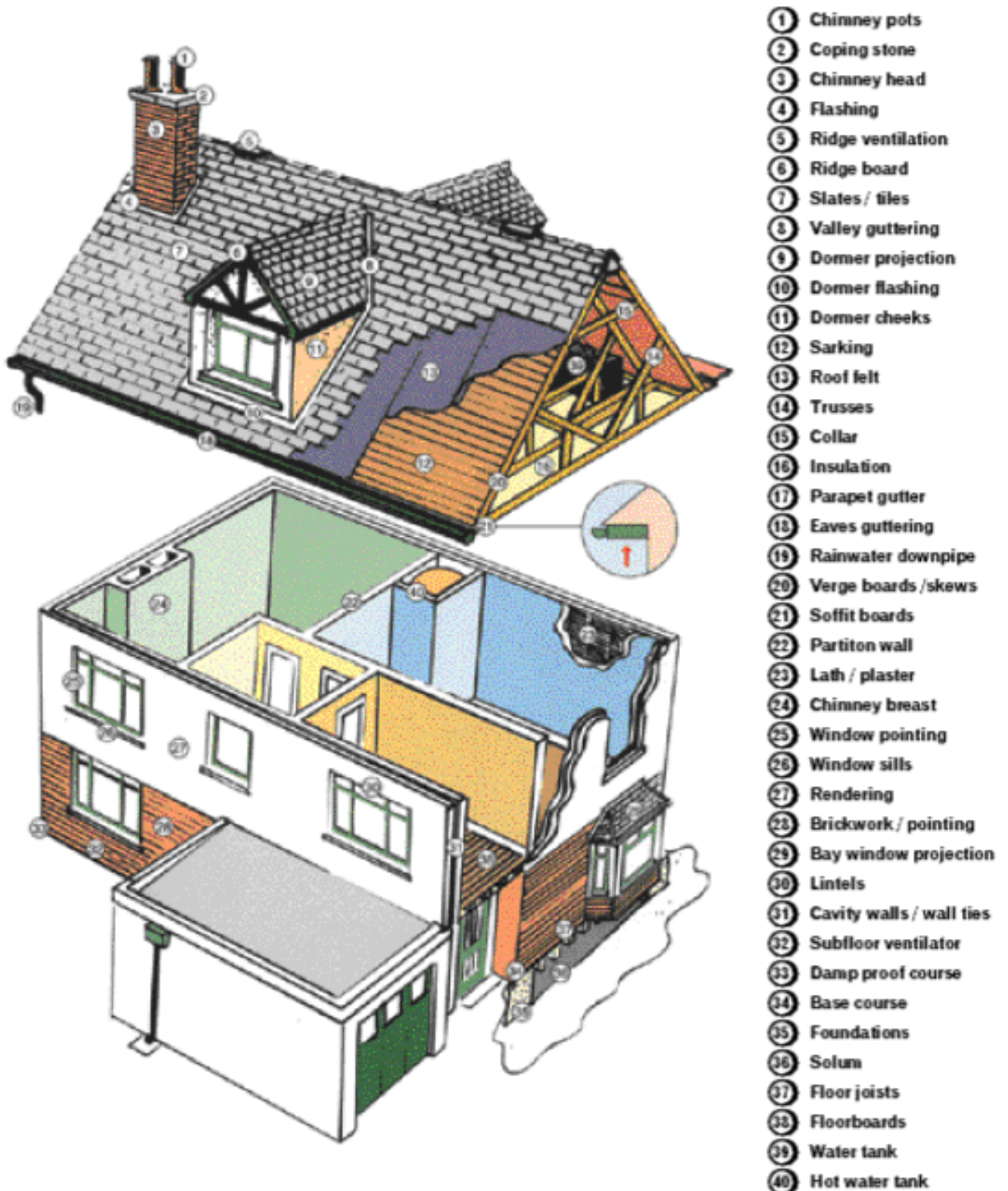
At the time of my inspection the property was occupied and fully furnished with floors partially covered throughout.

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I have not carried out an inspection for Japanese Knotweed and for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of this property or within neighbouring properties.

I have not carried out any tests nor done any investigations in regard to the levels of radon gas in the property. There is radon gas present in many Orkney properties which may be injurious to health.






Sectional diagram showing elements of a typical house






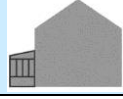



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.

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 matters noted requiring comment.	
 Dampness, rot and infestation		
Repair category:	1	
Notes:	No significant defects noted.	
 Chimney stacks		
Repair category:	2	
Notes:	The unused chimneys have been sealed with lead caps. Ideally they should have been fitted with ventilated caps to allow ventilation into the flues and help prevent condensation. Some open joints in the cope stones. Cracked chimney can. No lead flashings around the chimney.	
 Roofing including roof space		
Repair category:	2	
Notes:	No lead flashings noted at the skews and some mastic repairs noted at the intersection of the skews and slates on the rear wing. Other sections have a slight gap between the underside of the skews and the slating.	
 Rainwater fittings		
Repair category:	2	
Notes:	Some of the fixing straps were noted to be rusty. Maintenance of the gutters and downpipes is likely.	






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 Main walls	
Repair category:	2
Notes:	The harling to the gable and rear wall of the original house is now of some age. A few missing pieces were noted on the rear wall.
 Windows, external doors and joinery	
Repair category:	1
Notes:	No significant defects noted.
 External decorations	
Repair category:	2
Notes:	The cast iron goods are likely to require re-decoration.
 Conservatories / porches	
Repair category:	1
Notes:	No significant defects noted.
 Communal areas	
Repair category:	N/A
Notes:	There are no communal areas.
 Garages and permanent outbuildings	
Repair category:	2
Notes:	The garage door is a bit rusty and there is a lot of moss growing on the roof.
 Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted.

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	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:	2
Notes:	Some wear and tear to heavily trafficked sections of the kitchen floor.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted but there is some slackness to the balustrading on the first floor.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted but some redecoration is likely at change of ownership (eg the back bedroom).
	Cellars
Repair category:	N/A
Notes:	There are no cellars.

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 Electricity	
Repair category:	1
Notes:	No significant defects noted but advise that the installation be checked and tested (including the older type switches) There is no evidence of recent testing and failure to service and test increases safety risks.
 Gas	
Repair category:	1
Notes:	No significant defects noted. There is no evidence of recent testing. Failure to service and test can increase safety risks. Pipework and appliances should be maintained on an annual basis by a Gas Safe registered consultant.
 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. No evidence of recent testing and this can affect the efficiency of the boiler.
 Drainage	
Repair category:	2
Notes:	There was a surface water lying on the path to the gable of the house.

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	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	1
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	2

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
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?	Yes
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?	No
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 boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- That the extensions received all the necessary approvals and completion certificates.

Estimated re-instatement cost for insurance purposes

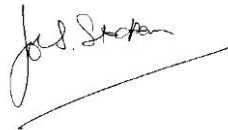
£ 390,000 (Three Hundred and Ninety Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £ 180,000 (One Hundred and Eighty 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 John S Stockan, FRICS

Company Name John S Stockan Chartered Surveyor

Address: Holland House, Harray, Orkney, KW17 2LQ

Date of report: 11 May 2015