

Home Report



Property address: Linkheart
Northside
Birsay
Orkney
KW17 2LU

Customer: Mrs Samantha Berston

Customer address: Linkheart
Northside
Birsay
Orkney
KW17 2LU

Date of inspection: 7th May 2013

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 detached bungalow with a detached single garage. The property is used for entirely residential purposes. The front of the property faces north. |
| Accommodation | Kitchen/Dining Room, Family Room, Sitting Room, (3) Bedrooms, Bathroom, En-suite Shower Room, Utility, Hall. |
| Gross internal floor area (m²) | The gross internal floor area of the property is approximately 141m ² . |
| Neighbourhood and location | The property is located in a rural location in Birsay towards the north-west of the Orkney Mainland. Local amenities nearby include a shop in Birsay Village, and a new Community Hall, both of which are around 1 mile from the property. Neighbouring properties include a range of private houses of various types and ages. |
| Age | The property was constructed in 2009. |
| Weather | The weather was dry and bright following a period of changeable weather. |

The report should be read in context of these weather conditions.

Chimney stacks

There are no chimney stacks.

Roofing including roof space

Pitched timber framed roof structure comprising timber trusses, board sarking, membrane and natural slates. Lead linings to the valleys.

The roof space is accessible through a ceiling hatch in the corridor. Fibreglass insulation (approximately 250mm thick) is fitted to the ceiling. The access hatch is not insulated.

*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 spaces only.

Rainwater fittings

Rainwater fittings consist of uPVC gutters and downpipes.

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

Main walls

The mains walls are of structural timber frame construction, with concrete block outer leaf. Dry-dash finish externally. Internally, the walls are lined with plasterboard.

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

Windows, external doors and joinery

Windows and external doors are double glazed uPVC in light oak effect.

Windows consist of large fixed panes and opening sashes.

External doors – the main entrance door into the utility

is glazed with obscure glass and inward opening.

There is a double glazed patio door set in the Family Room consisting of one fixed pane and one sliding door.

Fascias and soffits are also formed in uPVC light oak effect.

Joinery. Other than the windows, external doors, fascias and soffits, there are no other external joinery items.

*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.

Conservatories / porches

There are no conservatories or porches.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is a detached single garage, consisting of a concrete floor, block walls with dry-dash finish, timber trusses, sarking, membrane and slate. uPVC sectional garage door with electrical operation, uPVC side door and window.

Visually inspected.

Outside areas and boundaries

The site is defined by post and wire fencing to the southern boundary, and a stone dyke to the eastern boundary. The northern and western boundaries are not defined.

There is a gravel drive from the public road to the property, part of which is shared by the neighbouring house to the west.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected.

Internal walls

Internal walls and partitions are 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

The ground floor is suspended timber construction.

Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

No access to the sub floor areas.

Internal joinery and kitchen fittings

The internal joinery consists of door frames, skirtings, facings and internal doors.

Oak finishes are fitted to the Kitchen/Dining Room, Family Room and Sitting Room, with redwood elsewhere.

There are a range of modern floor and wall units to the kitchen, with wall units also fitted in the utility.

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 painted.

Shower panels are fitted in the bathroom and en-suite, with tiled splash-backs to the bath and wash-hand basins.

Tiled splash-backs are also fitted in the kitchen and utility.

Timber finishes are varnished.

Visually inspected.

Cellars

There are no cellars.

Electricity

The property is served by a mains electricity supply to distribution board (fuse board) and meter in the cupboard in the Hall.

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

There is a mains water supply to the property.

The pipework, where visible, is of copper and uPVC construction.

Sanitary ware to the bathroom includes a WC, wash-hand basin, bath and a mixer shower in separate shower enclosure.

The en-suite has a WC, wash-hand basin and mixer shower in shower enclosure.

Both the kitchen and utility have stainless steel sinks.

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 oil fired boiler to radiators throughout the house. The boiler is connected to a balanced flue in the southern elevation.

Hot water is provided by a Megaflo, situated in a cupboard off the Hall.

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 a private drainage system incorporating a septic tank.

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

**Fire, smoke and burglar
alarms**

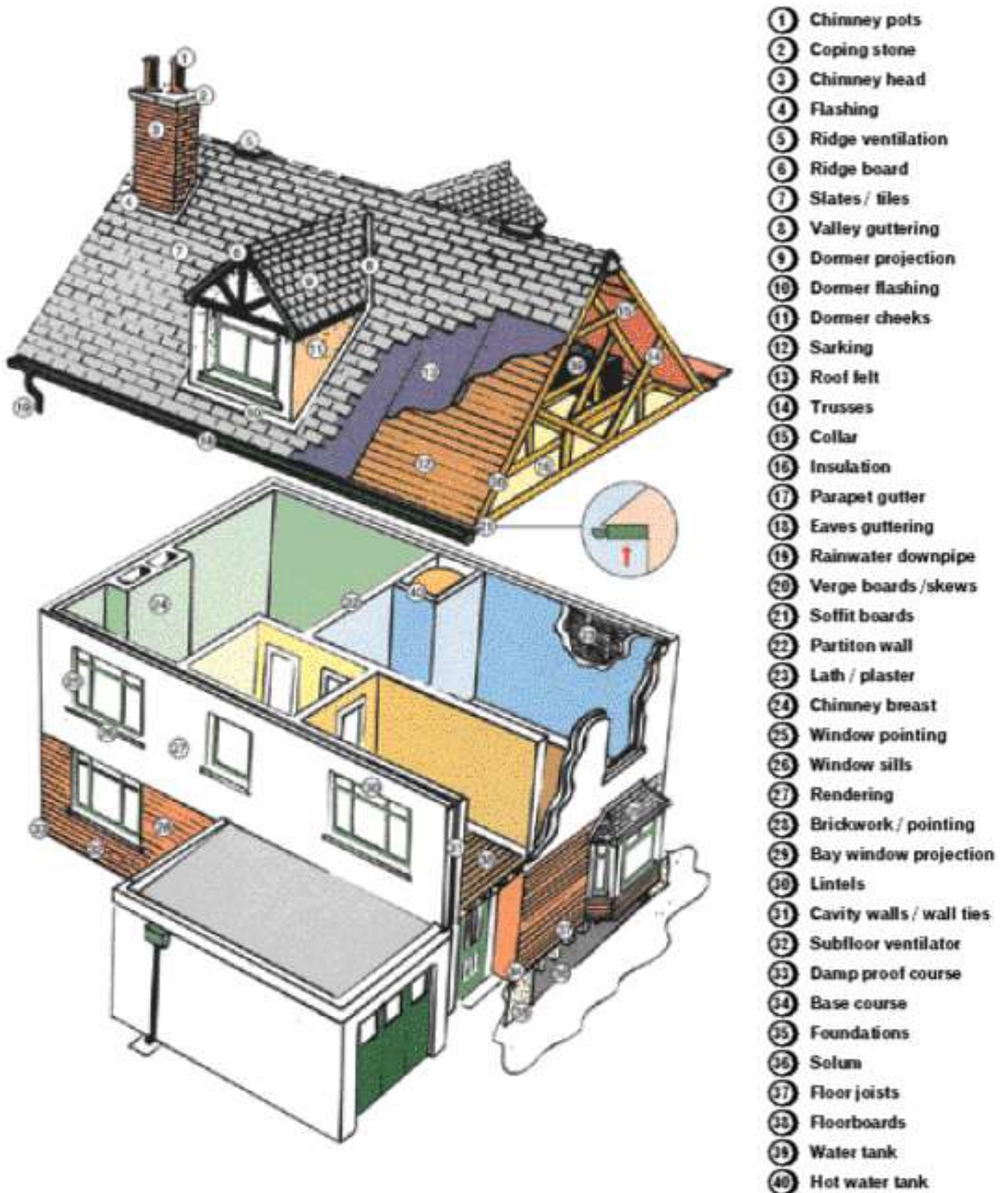
There are 2nr smoke detectors in the Hall, with a heat detector in the Kitchen.

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

Any additional limits to inspection:

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






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: | N/A | | |
| Notes: | There are no chimney stacks. | | |
|  Roofing including roof space | | | |
| Repair category: | 1 | | |
| Notes: | No significant defects noted. | | |
|  Rainwater fittings | | | |
| Repair category: | 1 | | |
| Notes: | No significant defects noted. | | |






SINGLE SURVEY

| | |
|---|--|
|  | Main walls |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  | Windows, external doors and joinery |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  | External decorations |
| Repair category: | N/A |
| Notes: | There are no external decorations. |
|  | Conservatories / porches |
| Repair category: | N/A |
| Notes: | There are no conservatories/porches. |
|  | Communal areas |
| Repair category: | N/A |
| Notes: | There are no communal areas. |
|  | Garages and permanent outbuildings |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  | Outside areas and boundaries |
| Repair category: | 1 |
| Notes: | No significant defects noted. Minor cracks noted to concrete paths. |

SINGLE SURVEY

| | |
|---|--|
|  | 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: | 1 |
| Notes: | No significant defects noted. |
|  | Internal joinery and kitchen fittings |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  | Chimney breasts and fireplaces |
| Repair category: | N/A |
| Notes: | There are no Chimney Breasts or Fireplaces. |
|  | Internal decorations |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  | Cellars |
| Repair category: | N/A |
| Notes: | There are no cellars. |

SINGLE SURVEY

| | |
|---|--|
|  | Electricity |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  | Gas |
| Repair category: | N/A |
| Notes: | There is no gas installation. |
|  | 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. |
|  | Drainage |
| Repair category: | 1 |
| Notes: | No significant defects noted. The cover to the septic tank was noted to be loose. This should be fixed in position. |

SINGLE SURVEY

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 | N/A |
| 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 | N/A |
| Internal decorations | 1 |
| Cellars | N/A |
| Electricity | 1 |
| 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? | 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? | 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

Check

- Ownership and responsibilities for the boundary treatments and access track.
- Rights and responsibilities for mutual parts, shared fences etc.
- That all necessary Local Authority approvals were obtained for the original construction in 2009.
- That the title is clean and Heritable with no onerous burdens or conditions.
- That the septic tank conforms to SEPA regulations.
- Appropriate discharge consents have been obtained for the foul drainage system.

Estimated re-instatement cost for insurance purposes

£ 235,000 (Two Hundred and Thirty Five 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

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

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

Date of report:

14th May 2013