
CHARTERED VALUATION SURVEYOR

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SCHEDULE 1

Survey Report On

**2 High Street,
Kirkwall,
KW15 1AZ.**

Client: Mrs Lorna Penny.

Client address: Lynnside,
Harray.

Date of inspection: 9th January 2012.

Prepared by: Stephen J Omand, F.R.I.C.S.



A list of partners is available at the above address

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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	2 storey end-terrace house.
Accommodation	Ground Floor- Entrance & Stairs, Sitting Room and Kitchen. First Floor- Landing, 2 Bedrooms and Bathroom.
Gross external floor area (m²)	100m ² .
Neighbourhood and location	Situated in a predominantly residential area of Kirkwall within walking distance of the town centre and near to Balfour Hospital.
Age	Circa. 1800's, improved approximately ten years ago (estimated).
Weather	Dry, bright and at times sunny.
Chimney stacks	<i>Visually inspected with the aid of binoculars where appropriate.</i> Two stone chimney stacks, one to the unattached gable and one to the mutual gable, both rendered roughcast, with concrete copings and leadwork where the stacks pass through the roof. There are two pots to the unattached stack with four to the mutual stack, all fitted with vented caps.

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 roof clad stone slate on battens, felt, sarking boards and timber rafters, with skews to the unattached gable and leadwork where the skews meet the slates. Fibreglass lost insulation, no comb insulation. Partially floored loft.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

Cast iron gutters and downpipes.

Main walls

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

Stone walls rendered roughcast.

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.

Double glazed timber, sash and case window to bathroom, single glazed sash and case windows to remainder, panelled timber front door, timber rear door, with top and bottom glazed panes, double glazed secondary glazing to front elevation windows of sitting room and bedroom over. One small Velux each of the two bedrooms.

External decorations

Visually inspected.

Timber treatment to doors and windows.

Conservatories / porches

Visually inspected.

None.

Communal areas

Visually inspected.

None.

Garages and permanent outbuildings

Visually inspected.

No garage or space for one. Basic timber shed with felt clad roof.

Outside areas and boundaries

Visually inspected.

Stone boundary walls to sides, timber post and rail fence to rear. Access off Hornersquoy via plywood door. Two clothes poles, one metal and one concrete.

Ceilings

Visually inspected from floor level.

Plasterboard ceilings.

Internal walls

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

Plasterboard wall linings, timber stud partitions lined plasterboard.

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.

Concrete ground floors, suspended timber first 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.

Modern built-in kitchen, redwood facings, skirtings and stairs, glazed redwood doors to ground floor, redwood panelled doors to first floor.

Chimney breasts and fireplaces

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

No fireplaces. Former chimney breasts are lined plasterboard.

Internal decorations

Visually inspected.

Emulsion to walls and partitions, emulsion to ceilings with texturing to the sitting room ceiling, varnished woodwork.

Cellars

Visually inspected.

None.

Electricity

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.

Mains electricity supply.

Gas

No mains gas in Orkney.

Water, plumbing and bathroom fittings

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.

Mains water supply. Plastic bath with electric shower and glass screen, basin, toilet and flush stainless steel sink.

Heating and hot water

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.

Electric storage and panel heaters, foal lagged cylinder with two immersions.

Drainage

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

Mains connection.

Fire, smoke and burglar alarms

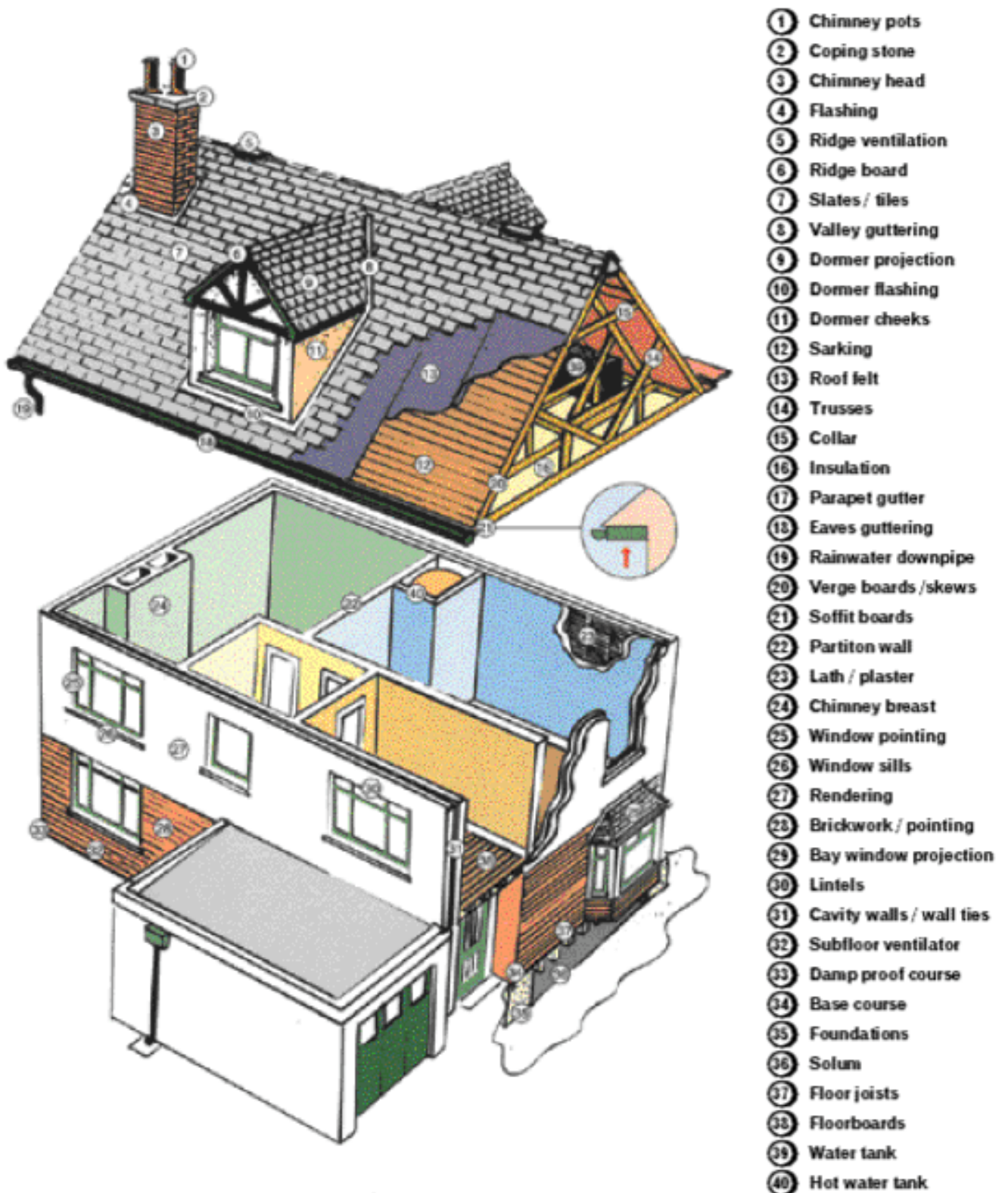
Visually inspected. No tests whatsoever were carried out to the system or appliances.

One smoke detector each to ground and first floor lobbies.

Any additional limits to inspection:

There was no access for inspection to the foundations, to behind wall linings or to the main floor construction. Floor coverings prevented access to floor surfaces.

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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 <p style="text-align: center;">Structural movement</p>	
Repair category:	1
Notes:	There was no evidence of significant subsidence, settlement or cracking to the main walls.
 <p style="text-align: center;">Dampness, rot and infestation</p>	
Repair category:	2
Notes:	Woodworm noted to roof timbers. No evidence of wet rot or dry rot to any timbers open to inspection. All moisture readings taken, where accessible, were acceptable.
 <p style="text-align: center;">Chimney stacks</p>	
Repair category:	1
Notes:	Both stacks are in good condition for their age, as inspected from ground level.
 <p style="text-align: center;">Roofing including roof space</p>	
Repair category:	2
Notes:	Woodworm was noted to roof timbers. The roof surface is in good condition for its age, as inspected from ground level. There is moss to the rear skew and both gutters adjacent to the attached house gable have a small amount of vegetation growing in them.
 <p style="text-align: center;">Rainwater fittings</p>	
Repair category:	1
Notes:	The front downpipe appears to be blocked.
 <p style="text-align: center;">Main walls</p>	
Repair category:	1
Notes:	Damaged area of render to front left corner, otherwise walls are in good condition, where accessible.

 Windows, external doors and joinery	
Repair category:	2
Notes:	There is an amount of staining and exposed timber to the inner surfaces of windows, due to condensation. Only the bathroom window could be opened. The catch to one bedroom window is broken. The secondary glazing to the bedroom window requires attention. The front entrance door is catching on the carpet. The handles to the front door are tarnished.
 External decorations	
Repair category:	1
Notes:	External timber decoration is good for its age. The cast iron gutters and downpipes would benefit from painting.
 Conservatories / porches	
Repair category:	N/A
Notes:	
 Communal areas	
Repair category:	N/A
Notes:	
 Garages and permanent outbuildings	
Repair category:	1
Notes:	The shed is in serviceable condition for its age. The interior was not open to inspection, as the door was locked and there was no key available.
 Outside areas and boundaries	
Repair category:	2
Notes:	<p>The stone boundary wall running parallel with Hornersquoy Lane is in fair/poor condition.</p> <p>The mutual, concrete block boundary wall with the attached house has been slightly undermined when the ground level at the rear of No 2 has been reduced.</p> <p>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.</p>
 Ceilings	
Repair category:	1
Notes:	Ceilings are in serviceable condition for their age.

 Internal walls	
Repair category:	1
Notes:	Walls are in serviceable condition for their age. There is an amount of marking due to age and wear and tear.
 Floors including sub-floors	
Repair category:	1
Notes:	Floors feel sound when walked upon. The construction of or surfaces of the floors was not open to inspection.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery and finishes are in serviceable condition for their age.
 Chimney breasts and fireplaces	
Repair category:	N/A
Notes:	
 Internal decorations	
Repair category:	2
Notes:	There is an amount of loose tape and some marking to walls. The grouting to the bathroom tiles requires attention.
 Cellars	
Repair category:	N/A.
Notes:	
 Electricity	
Repair category:	2
Notes:	The older consumer units are dated.
 Gas	
Repair category:	N/A
Notes:	
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The plumbing and sanitary ware is serviceable for its age.



Heating and hot water

Repair category:	
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Notes:	Walls are in good condition, where accessible.
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Drainage

Repair category:	1
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Notes:	The system was not open to inspection.
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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	1
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	2
Cellars	N/A
Electricity	2
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?	No
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?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	No but parking within walking distance.

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

- 1- Site boundaries.
- 2- That a Local Authority Completion Certificate has been issued in respect of improvements, if applicable.
- 3- That the property is C(S) Listed.

Estimated re-instatement cost for insurance purposes

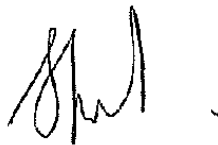
£250,000

Valuation and market comments

One Hundred and Twenty Five Thousand Pounds, £125,000.

Report author: Stephen J Omand, F.R.I.C.S.

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



Signed:

Date of report: 9th January 2012.