
CHARTERED VALUATION SURVEYOR

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SCHEDULE 1

Survey Report On

**Runa,
Twatt,
KW17 2NA.**

Client: Mr & Mrs John Swanney.

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

Date of inspection: 16th March 2010.

Prepared by: Christopher J Omand, BSc (Hons).
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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	1½ storey detached house with integral garage.
Accommodation	Ground Floor – Entrance Area, Hallway, Lounge, Kitchen/ Dining Area, Utility, 4 Bedrooms, Bathroom and En-suite.
Gross external floor area (m²)	183m ² .
Neighbourhood and location	Situated in the rural parish of Birsay in the district of Twatt.
Age	Circa 1985.
Weather	Dry and sunny.
Chimney stacks	<i>Visually inspected with the aid of binoculars where appropriate.</i> Concrete block chimney stack plastered and dashed, concrete coping and 2 no. pots.
Roofing including roof space	<i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i> <i>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.</i> Pitched roof clad concrete tiles on battens, felt, plywood sarking and timber trusses. Floored loft space with fibreglass insulation between joists.

Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>P.V.C. gutters and downpipes.</p>
Main walls	<p><i>Visually inspected with the aid of binoculars where appropriate.</i> <i>Foundations and concealed parts were not exposed or inspected.</i></p> <p>Concrete block cavity plastered and dashed.</p>
Windows, external doors and joinery	<p><i>External doors were opened and closed where keys were available.</i> <i>Random windows were opened and closed where possible.</i> <i>Doors and windows were not forced open.</i></p> <p>Double glazed U.P.V.C. windows, rear entrance door and patio doors, and timber front door.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>Paint finish to front entrance door.</p>
Conservatories / porches	<p><i>Visually inspected.</i></p> <p>None.</p>
Communal areas	<p>None.</p>
Garages and permanent outbuildings	<p>Integral garage with double glazed U.P.V.C. windows and timber door. Hardwall plaster lined walls, ceiling lined plasterboard and concrete floor.</p> <p>Large shed to rear of house, with pitched roof clad corrugated sheeting on timber purlins and rafters. Concrete block walls plastered and dashed, gravel floor, double glazed U.P.V.C. windows, P.V.C. gutters and downpipe, timber side door and timber sliding doors.</p> <p>Lean-to coal store attached to large shed, with flat roof clad corrugated sheeting on timber purlins. Concrete block on flat walls plastered and dashed and timber sliding door.</p>
Outside areas and boundaries	<p><i>Visually inspected.</i></p> <p>The outside areas consist of garden to front and rear, concrete path around house, patio area to rear, gravel drive and a separate road to rear of house and large shed. Boundaries consist of agricultural type fencing.</p>
Ceilings	<p><i>Visually inspected from floor level.</i></p> <p>Lined plasterboard.</p>

Internal walls	<p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>Lined plasterboard to side walls, timber stud partitions, lined plasterboard.</p>
Floors including sub floors	<p><i>No carpets or floor coverings were lifted.</i></p> <p>Suspended timber to ground floor on concrete block honeycomb sleeper walls to sub floor. Concrete floor to utility. Suspended timber to first floor.</p>
Internal joinery and kitchen fittings	<p><i>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</i></p> <p>Built in kitchen and utility fittings. Timber facings and skirtings, timber panel and glazed doors, timber stair case, timber sills and plywood ingos.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>Chimney breasts are lined plasterboard. Open fire to lounge with timber mantle and surround and a tiled hearth.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>Artexing to ceilings, walls are finished a mixture of wallpaper and emulsion. A mixture of paint and varnish finish to internal joinery.</p>
Cellars	<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>No mains gas in Orkney.</p>

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.

Stainless steel sinks to kitchen and utility.

Bathroom
Ceramic WC and cistern.
Ceramic wash hand basin and pedestal.
Plastic bath.
Shower enclosure with ceramic tray and shower.

En-suite
Ceramic WC and cistern.
Ceramic wash hand basin.
Shower enclosure with ceramic tray and electric shower.

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.*

Solid fuel stove with radiators. Foam lagged hot water cylinder.

Drainage

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

Private drainage.

Fire, smoke and burglar alarms

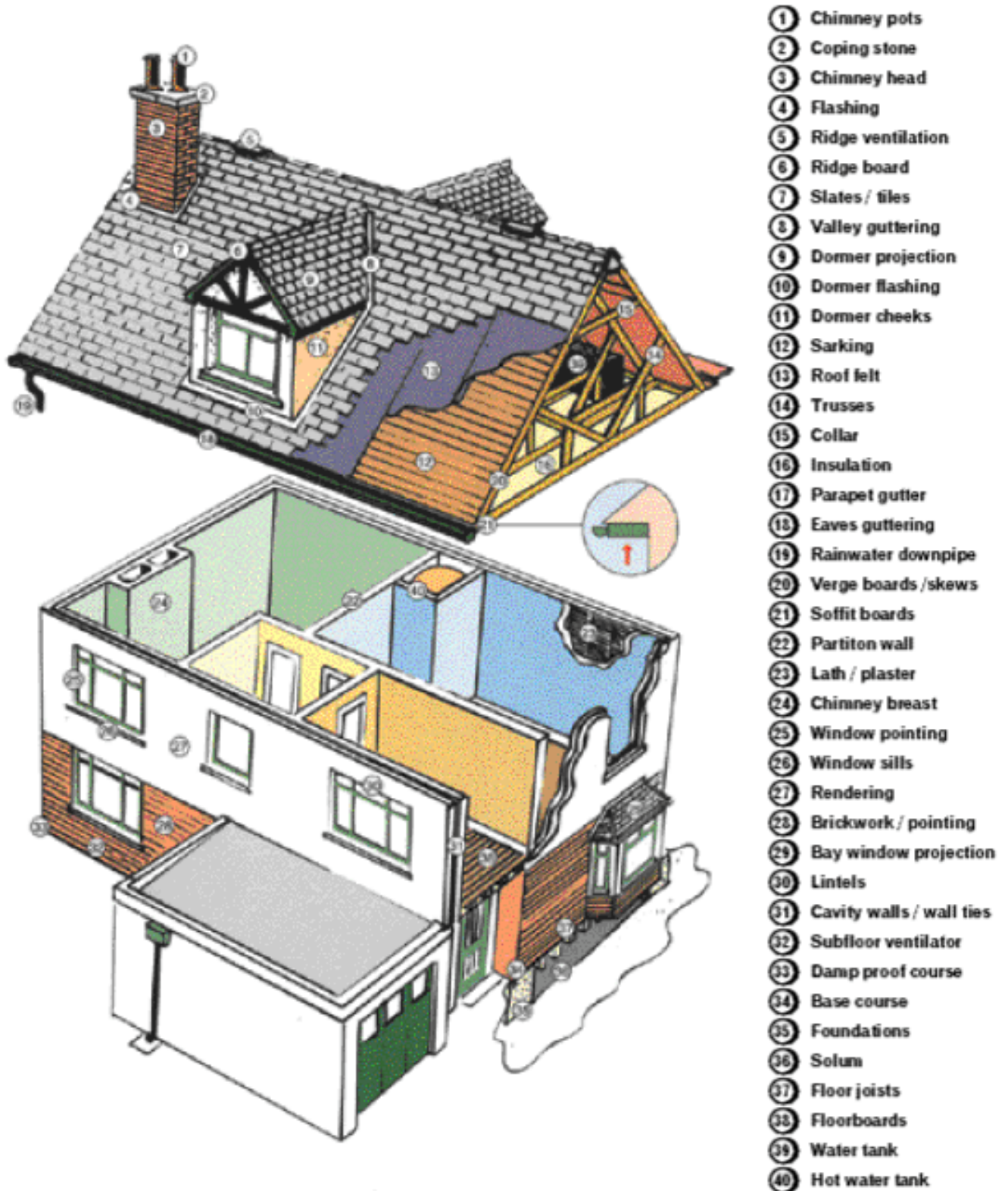
*Visually inspected.
No tests whatsoever were carried out to the system or appliances.*

Mains connected smoke detector to ground floor hallway.

Any additional limits to inspection:

There was no access for inspection to the foundations, the floor void was not accessed and could only be visually inspected from hatch. Floor coverings prevented access to floor surfaces. The efficiency of the heating system cannot be commented upon. There was an amount of owners' belongings to first floor area limiting visual inspection.

Sectional diagram showing elements of a typical house








- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / files
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank










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 and nothing to suggest that the foundations may be defective or suspect.
 <p style="text-align: center;">Dampness, rot and infestation</p>	
Repair category:	3
Notes:	<p>High moisture readings were noted to the following areas:</p> <ul style="list-style-type: none"> • Skirting level next to the shower tray of the en-suite. • Some of the timber sills and plywood ingos. • Bottom of ingos of rear entrance door. • The front entrance door. <p>The front door is rotten. There was no woodworm noted where open to inspection.</p>
 <p style="text-align: center;">Chimney stacks</p>	
Repair category:	1
Notes:	There were no notable defects to the chimney stack, as inspected from ground level.
 <p style="text-align: center;">Roofing including roof space</p>	
Repair category:	1
Notes:	There were no notable defects where open to inspection. The first floor has been floored throughout creating one large open space accessed via stairs from the entrance area. The roof space is unlined.
 <p style="text-align: center;">Rainwater fittings</p>	
Repair category:	1
Notes:	The efficiency of the system cannot be commented upon, as it was not raining at the time of inspection. The rainwater fittings are faded in appearance.

 Main walls	
Repair category:	1
Notes:	There were some areas of missing plaster to the base course.
 Windows, external doors and joinery	
Repair category:	2 & 3
Notes:	A number of the double glazing units have failed. The front door is rotten.
 External decorations	
Repair category:	3
Notes:	The paint finish to the front door is faded and cracked where door is rotten.
 Conservatories / porches	
Repair category:	N/A
Notes:	
 Communal areas	
Repair category:	N/A
Notes:	
 Garages and permanent outbuildings	
Repair category:	2
Notes:	The double glazing units to the windows of the large shed and integral garage have failed. There are areas of rot to the bottom of the frame to side door of the large shed and the main door of the integral garage.
 Outside areas and boundaries	
Repair category:	1
Notes:	
 Ceilings	
Repair category:	2
Notes:	There are some open joints to the plasterboard. Artexing of a certain age can contain asbestos fibres. It cannot be confirmed if such is present without testing but if sanding, cutting or drilling of the ceilings is proposed specialist advice should be sought.
 Internal walls	
Repair category:	1
Notes:	There were no notable defects to the internal walls.

	Floors including sub-floors	
Repair category:	1	
Notes:	Floors feel sound when walked upon.	
	Internal joinery and kitchen fittings	
Repair category:	2	
Notes:	There is staining and split surfaces to a number of the timber sills and plywood sills. There are small chipped areas to the corners of the kitchen worktops. There is no handrail to the stairs.	
	Chimney breasts and fireplaces	
Repair category:	1	
Notes:	The fireplace does not appear to be used.	
	Internal decorations	
Repair category:	1	
Notes:	There were areas of cracking to the artexing.	
	Cellars	
Repair category:	N/A.	
Notes:		
	Electricity	
Repair category:	1	
Notes:	The system dates from the time of construction and was not tested.	
	Gas	
Repair category:	N/A	
Notes:		
	Water, plumbing and bathroom fittings	
Repair category:	1	
Notes:	There were no notable defects to the sanitaryware where open to general inspection.	
	Heating and hot water	
Repair category:	1	

Notes:	The efficiency of the heating system cannot be commented upon.
 Drainage	
Repair category:	1
Notes:	Drainage was not open to inspection.

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	3
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2 & 3
External decorations	3
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
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?	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

If applicable it should be confirmed that a Local Authority Completion Certificates have been issued for the house, garage and large shed.

Estimated re-instatement cost for insurance purposes

£280,000.

Valuation and market comments

Two Hundred and Twenty Thousand Pounds, £220,000.

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

Signed: 
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Date of report: 17th March 2010.