



**SCHEDULE 1**

**Survey Report  
On**

**Merrigarth,  
Rendall,  
KW17 2HF.**

**Client:** Mr & Mrs J Burton.

**Client address:** Merrigarth,  
Rendall,  
KW17 2HF.

**Date of inspection:** 19<sup>th</sup> November 2014.

**Prepared by:** Stephen J Omand, F.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.

<b>Description</b>	1 <sup>3</sup> / <sub>4</sub> storey, detached house.
<b>Accommodation</b>	Ground Floor- Entrance Porch, Lounge, Study, Kitchen with Dining Area, Sun Lounge, Utility, Toilet, Rear Entrance. First Floor- Landing, 3 Bedrooms, En Suite and Bathroom.
<b>Gross external floor area (m<sup>2</sup>)</b>	193.6m <sup>2</sup> .
<b>Neighbourhood and location</b>	Situated in the rural parish of Rendall approximately six miles from the village of Finstown and fourteen miles for the Orkney capital Kirkwall and Orkney's second town, Stromness.
<b>Age</b>	Main house circa 2006, rear extension circa 2008 with the garage circa 2007.
<b>Weather</b>	Overcast then sunshine at time of inspection.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where appropriate.</i>  Two dummy chimney stacks, one to each main gable, of timber and plywood construction, finished with plaster and dash, to match house, with concrete copings, one pot each and leadwork where the stack meets the roof.

**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 roofs to main building, two front dormers, sun lounge and rear extension clad slate on felt, or equivalent, sarking boards and timber trusses with leadwork where dormers meet main roof and where the sun lounge and rear extension meet the main house walls. Timber faciaboards with plywood soffits. Fibreglass loft insulation, where open to inspection.

**Rainwater fittings**

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

P.V.C. gutters and downpipes.

**Main walls**

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

Timber frame inner skin, concrete block outer skin plastered and dashed.

**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 u.P.V.C. doors and windows.

**External decorations**

*Visually inspected.*

Timber treatment to faciaboards and soffits.

**Conservatories / porches**

*Visually inspected.*

Front porch constructed as for main house with leadwork where the roof abuts the front house wall.

**Communal areas**

*Visually inspected.*

None.

**Garages and permanent outbuildings**

*Visually inspected.*

Detached double garage of concrete block construction, rendered as for house, with pitched roof clad and finished as for house. Concrete floor, with rough surface finish. Two electrically operated main doors with u.P.V.C. side door, with cat flap. Electricity.

<b>Outside areas and boundaries</b>	<p><i>Visually inspected.</i></p> <p>Stone dykes to entrance, drive and parking area, with surfaced entrance off public road and gravel to remainder of drive and car park. Timber post and rail to front boundary with agricultural type fencing to remainder. Vertical timber boarding to rear and right of house. Site laid to lawns. Drying area to left of house.</p>
<b>Ceilings</b>	<p><i>Visually inspected from floor level.</i></p> <p>Plasterboard lined ceilings.</p>
<b>Internal walls</b>	<p><i>Visually inspected from floor level.</i> <i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>Plasterboard lined walls with timber stud partitions lined plasterboard. Mid-height timber boarding to main bathroom walls, tiling to en suite.</p>
<b>Floors including sub floors</b>	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i> <i>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixd hatch by way of an inverted "head and shoulders" inspection at the access point.</i></p> <p>Concrete ground floors, suspended timber first floors, finished oak, tiles or carpeting.</p>
<b>Internal joinery and kitchen fittings</b>	<p><i>Built-in cupboards were looked into but no stored items were moved.</i> <i>Kitchen units were visually inspected excluding appliances.</i></p> <p>Modern built-in kitchen units. Oak doors with timber finishes and oak stairs.</p>
<b>Chimney breasts and fireplaces</b>	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>Mock chimney breast to lounge, lined plasterboard.</p>
<b>Internal decorations</b>	<p><i>Visually inspected.</i></p> <p>Emulsioned wall and ceilings, painted finishes, treated door and stairs.</p>
<b>Cellars</b>	<p><i>Visually inspected.</i></p> <p>None.</p>
<b>Electricity</b>	<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. The installation will date from the time of construction.</p>

**Gas**

*Visually inspected.*

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. The installation will date from the time of construction. Modern sanitary ware.

**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.*

Condensing oil boiler, with balanced flue outlet, heating radiators. Unvented hot water cylinder with 210 litre capacity. P.V.C. oil storage tank.

**Drainage**

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

Private drainage to Klargester treatment plant.

**Fire, smoke and burglar alarms**

*Visually inspected.*

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

Smoke detectors to ground and first floor halls and lounge with high heat detector to kitchen.

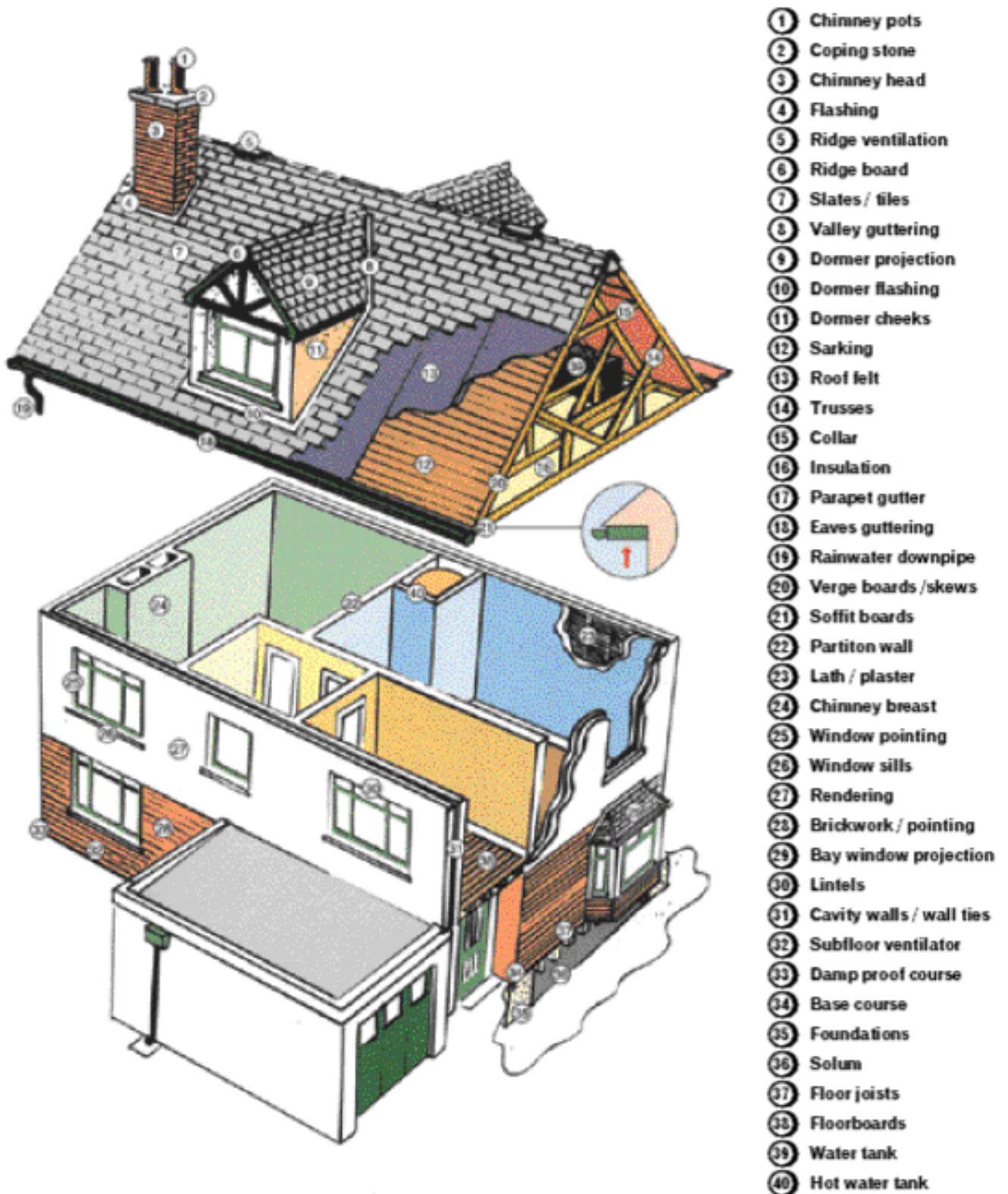
**Any additional limits to inspection:**

There was no access for inspection to foundations, the main timber frame, the underside of or construction of floors or to the timbers of the main comb, the porch, sun lounge or rear wing roofs. Fitted or secured coverings prevented access to floor surfaces. The condition or efficiency of the drainage and heating systems cannot be commented upon.

Tests by the Health Protection Agency have identified some properties in Orkney 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








- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- 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><b>Category 3:</b> 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><b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p><b>Category 1:</b> No immediate action or repair is needed.</p>
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 <p><b>Structural movement</b></p>	
Repair category	1
Notes:	There was no evidence of significant subsidence, settlement or cracking to the main walls.
 <p><b>Dampness, rot and infestation</b></p>	
Repair category	1
Notes:	No evidence of wet rot, dry rot or woodworm to any timber open to inspection.
 <p><b>Chimney stacks</b></p>	
Repair category:	1
Notes:	Both dummy stacks are in good condition, as inspected from ground level.
 <p><b>Roofing including roof space</b></p>	
Repair category:	1
Notes:	No significant notable defects. There is an amount of moss to roof surfaces.
 <p><b>Rainwater fittings</b></p>	
Repair category:	1
Notes:	Gutters and downpipes are in good condition.

 <b>Main walls</b>	
Repair category:	1
Notes:	Wall surfaces are in good condition. There is a small amount of hair cracking to the corners of the base course and at the lower ends of some window ingos, some of which have been repaired.
 <b>Windows, external doors and joinery</b>	
Repair category:	1
Notes:	Doors and windows are in good condition.
 <b>External decorations</b>	
Repair category:	1
Notes:	An amount of external re-decoration is required. The sellers are to complete these works prior to selling the property.
 <b>Conservatories / porches</b>	
Repair category:	1
Notes:	No notable defects to front porch.
 <b>Communal areas</b>	
Repair category:	N/A
Notes:	
 <b>Garages and permanent outbuildings</b>	
Repair category:	1
Notes:	No notable defects.
 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	No notable defects.
 <b>Ceilings</b>	
Repair category:	1
Notes:	There is an obvious seam to the dining area ceiling.
 <b>Internal walls</b>	
Repair category:	1
Notes:	No notable defects.



 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	Floors feel sound when walked upon.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	No notable defects.
 <b>Chimney breasts and fireplaces</b>	
Repair category:	1
Notes:	No notable defects to mock chimney breast.
 <b>Internal decorations</b>	
Repair category:	1
Notes:	Internal decoration is good.
 <b>Cellars</b>	
Repair category:	N/A
Notes:	
 <b>Electricity</b>	
Repair category:	1
Notes:	An Electrical Compliance Certificate would have been required prior to a Local Authority Completion Certificate being issued.
 <b>Gas</b>	
Repair category:	N/A
Notes:	
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	1
Notes:	The system dates from the time of construction. All sanitary ware is in good condition but there is "crazy" cracking to the surface of the kitchen sink.
 <b>Heating and hot water</b>	
Repair category:	1
Notes:	From general inspection the heating systems appear in good condition. It should be confirmed if a protective cage is required to the oil boiler balanced flue outlet, that the oil boiler has been regularly serviced and when last it was serviced.



## Drainage

Repair category:	1
Notes:	The condition or efficiency of the system cannot be commented upon, as it 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.

<b>Structural movement</b>	<b>1</b>	<b>Repair Categories</b>  <b>Category 3:</b> 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.  <b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.  <b>Category 1:</b> No immediate action or repair is needed.
<b>Dampness, rot and infestation</b>	<b>1</b>	
<b>Chimney stacks</b>	<b>1</b>	
<b>Roofing including roof space</b>	<b>1</b>	
<b>Rainwater fittings</b>	<b>1</b>	
<b>Main walls</b>	<b>1</b>	
<b>Windows, external doors and joinery</b>	<b>1</b>	
<b>External decorations</b>	<b>1</b>	
<b>Conservatories / porches</b>	<b>1</b>	
<b>Communal areas</b>	<b>N/A</b>	
<b>Garages and permanent outbuildings</b>	<b>1</b>	
<b>Outside areas and boundaries</b>	<b>1</b>	
<b>Ceilings</b>	<b>1</b>	
<b>Internal walls</b>	<b>1</b>	
<b>Floors including sub-floors</b>	<b>1</b>	
<b>Internal joinery and kitchen fittings</b>	<b>1</b>	
<b>Chimney breasts and fireplaces</b>	<b>1</b>	
<b>Internal decorations</b>	<b>1</b>	
<b>Cellars</b>	<b>N/A</b>	
<b>Electricity</b>	<b>1</b>	
<b>Gas</b>	<b>N/A</b>	
<b>Water, plumbing and bathroom fittings</b>	<b>1</b>	
<b>Heating and hot water</b>	<b>1</b>	
<b>Drainage</b>	<b>1</b>	

### 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?	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

Confirm

- 1- Site boundaries.
- 2- That Local Authority Completion Certificates have been issued in respect of the main house, rear extension and detached garage.
- 3- If drainage plant requires periodic maintenance.
- 4- If any guarantees apply.

##### Estimated re-instatement cost for insurance purposes

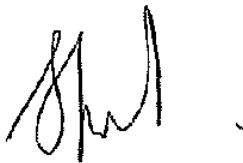
£300,000.

##### Valuation and market comments

Two Hundred and Twenty Five Thousand Pounds, £225,000.

**Report author:** Stephen J Omand, F.R.I.C.S.,  
Chartered Valuation Surveyor,  
R.I.C.S. Registered Valuer.

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



**Signed:** .....

**Date of report:** 19<sup>th</sup> November 2014.