

Home Report



Property address: 7 Burrian
Kirkwall
Orkney
KW15 1XB

Customer:

Address:

Date of inspection: 9th January 2024

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 three-bedroomed mid-terraced house.
Accommodation	Ground Floor: Sitting Room, Kitchen, Hall. First Floor: Three (3nr) Bedrooms, Bathroom, Landing.
Gross internal floor area (m²)	The gross internal floor area is approximately 80m ² .
Neighbourhood and location	The property is situated in a residential area of Kirkwall, within easy reach of all the usual amenities. The area was originally developed as council housing; many of the properties have now passed into private ownership.
Age	The property is understood to date from the 1980's.
Weather	The weather was dry, bright and cool, following a period of changeable weather.
Chimney stacks	There are no chimney stacks. <i>Visually inspected with the use of binoculars where appropriate.</i>

Roofing including roof space

Pitched timber framed roof structure, with plywood sarking and fibreglass insulation to the ceiling joists.
The roof space is accessed via a ceiling hatch in the first-floor landing.

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Head and shoulders inspection of the roof space only.

Limited access to inspect the roof space over the original cottage.

Rainwater fittings

uPVC gutters and down pipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

Main walls are constructed of a structural timber frame, with block-work outer leaf, dry-dashed externally.
Smooth cement render below DPC level and to the ingoes; precast concrete window cills.
Plywood external wall panels above and below windows to the front and rear elevations.

Visually inspected with the aid of binoculars where appropriate.

Foundations and concealed parts were not exposed or inspected.

Windows, external doors and joinery

uPVC double glazed windows and external doors.
Timber fascias and plywood soffits.
Plywood panels above and below windows to front and rear elevations.

Internal and external doors were opened and closed where keys were available.

Random windows were opened and closed where possible.

External decorations

The fascias, soffits, and plywood wall panels, are painted.

Visually inspected.

Conservatories / porches

There are no conservatories or porches.

Visually inspected.

Communal areas

Shared parking areas and footpaths within the housing scheme.

Circulation areas visually inspected.

Garages and permanent outbuildings

There are no garages or permanent outbuildings.

Visually inspected.

Outside areas and boundaries

Garden areas to front and rear of the house, which are paved and laid to grass, with blockwork walls and timber fencing to the boundaries.

Paved area to the back door.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Interior walls and partitions are timber framed and 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

Suspended timber ground and first floors.

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

No access to inspect the sub-floor areas.

Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen.

4 panel pine doors to the ground floor; flush plywood doors to the first floor.

Built in wardrobe to the main Bedroom, with varnished louvred doors.

Softwood skirtings and facings, plywood window cills and ingoes.

Timber staircase with painted timber balustrade.

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 are painted; ceilings are painted or finished with textured plaster.
Note: textured plaster may contain asbestos, depending on age.
Interior woodwork is painted or varnished.
Floor coverings consist of carpet and vinyl.
Preformed splashbacks to the kitchen units; wall tiles to the Bathroom.

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 a distribution board and meter in a cupboard in the ground floor Hall.
Stainless steel extractor hood to the Kitchen; extractor fan to the Bathroom.
Electric hob and oven fitted in the Kitchen.

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.
No Calor Gas installation at the property.

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 and uPVC construction.

Sanitary ware includes:

Kitchen: 1.5 bowl bowl stainless steel sink and drainer.

Bathroom: bath with electric shower above and a glass screen, wash-hand basin, WC.

Insulated cold water header tank in the roof space.

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 house is heated by an air source heat pump to the rear elevation, with internal air-to-air units in the Sitting Room and Hall.

Electric panel heaters to the two larger Bedrooms; electric towel rail to the Bathroom.

Hot water cylinder in a cupboard off the first floor Landing, insulated with thin foam and a jacket, and fitted with an electric immersion heater.

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

Drainage is understood to connect to the public sewerage network.

Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

Smoke detectors fitted to the ceilings of the Sitting Room, ground floor Hall and first floor Landing; high heat alarm to the Kitchen ceiling.

Visually inspected.

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

NOTE: Fire Safety Legislation (February 2022) requires smoke alarms to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat detecting alarm must be installed in kitchens. All smoke and heat alarms must be ceiling mounted and interlinked.

Any additional limits to inspection:

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

Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.

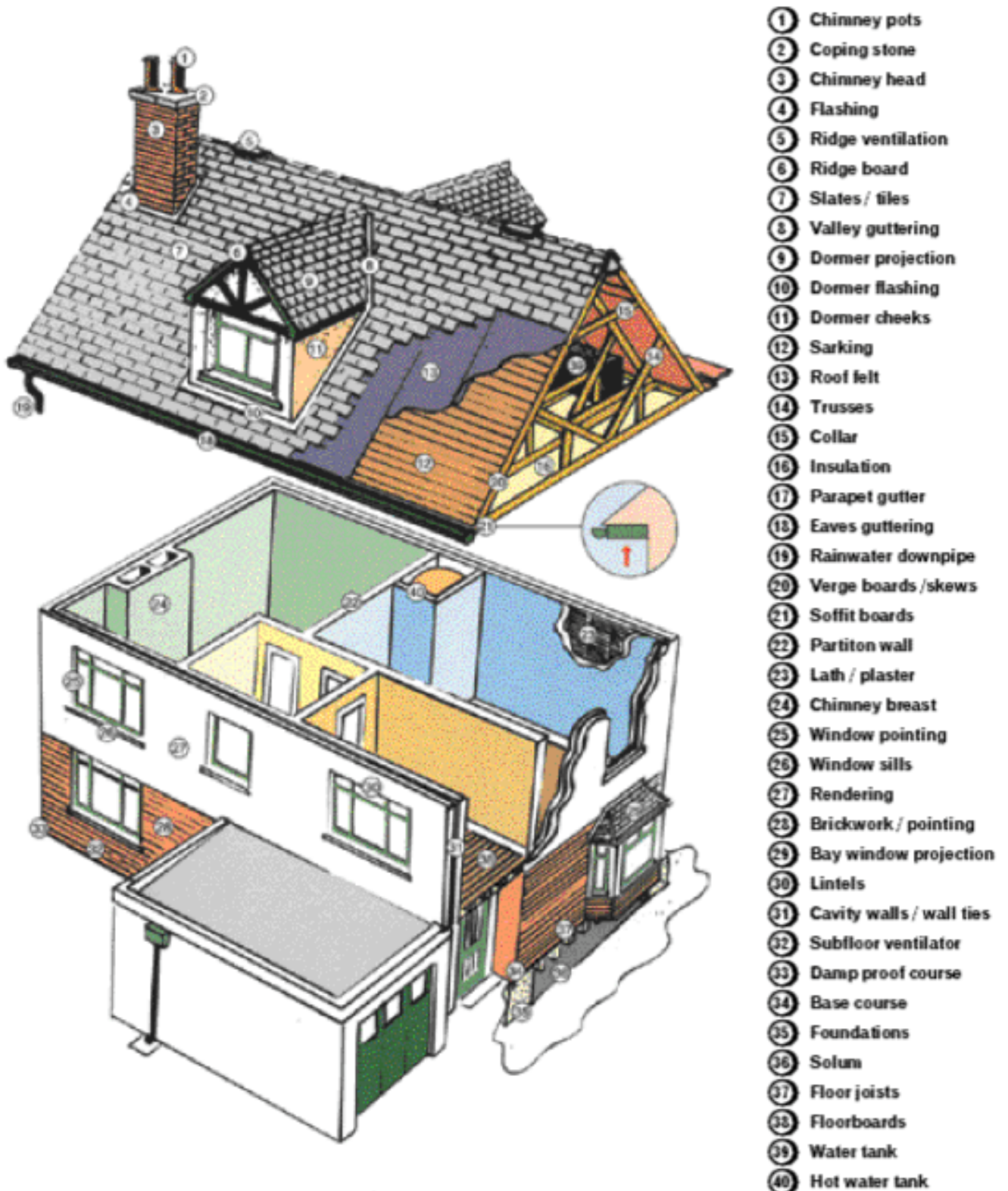
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundations or behind wall linings.

The drainage system was not open to inspection.

High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in the property.








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 significant defects noted.	
 Dampness, rot and infestation		
Repair category:	2	
Notes:	Rot noted to external fascia boards and wall cladding.	
 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.	
 Main walls		
Repair category:	2	
Notes:	Plywood wall panels are weathered, with rot noted. Cracks noted to cement render to ingoes.	
 Windows, external doors and joinery		
Repair category:	2	
Notes:	Loose window and door handles noted. Corroded nails noted to the timber fascia boards; fascia boards are generally weathered, with signs of rot noted. Some minor weathering noted to window and door ironmongery. Double glazing panes to the small Bedroom and Sitting Room show signs of condensation between the panes.	

SINGLE SURVEY

 External decorations	
Repair category:	2
Notes:	Decoration to the timber fascia boards is weathered.
 Conservatories / porches	
Repair category:	N/A
Notes:	There are no conservatories or porches.
 Communal areas	
Repair category:	1
Notes:	No significant defects noted.
 Garages and permanent outbuildings	
Repair category:	N/A
Notes:	There are no garages or permanent outbuildings.
 Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted.
 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:	Broken underfloor ventilation grilles noted.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal door handles are loose in places.

SINGLE SURVEY

	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.
	Electricity
Repair category:	1
Notes:	The electrical installation was not tested.
	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:	The heating system was not tested.
	Drainage
Repair category:	1
Notes:	No access to inspect the underground drainage network.

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	N/A
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	N/A
Communal areas	1
Garages and permanent outbuildings	N/A
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	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 & 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?	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?	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, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

Estimated re-instatement cost for insurance purposes

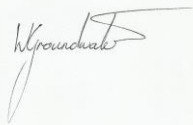
£200,000 (Two Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £150,000 (One Hundred and Fifty 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:

9th January 2024