

# Home Report



**Property address:** Pierowall House  
Westray  
Orkney  
KW17 2BZ

**Customer:** ~~XXXXXXXXXX~~

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Westray  
Orkney  
KW17 2BZ

**Date of inspection:** 21<sup>st</sup> August 2020

## 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>	Pierowall House comprises a semi-detached house, with outbuildings and garden ground.
<b>Accommodation</b>	Ground Floor: Sitting Room, Dining Room, Kitchen/Dining Room, Bedroom, Hall, Vestibule, WC in the outbuildings.  First Floor: Three (3nr ) Bedrooms, Bathroom, Landing.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house is approximately 137m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is located in Pierowall in Westray. A good range are available locally in Westray, including a Primary/Junior Secondary School, shops and a Hotel. Westray is well connected to the Orkney Mainland with regular air and sea services.
<b>Age</b>	The house is thought to date from the early 20 <sup>th</sup> Century. It is understood that the roof and windows were replaced in 1995.
<b>Weather</b>	The weather was mild and dry following a period of settled weather. The report should be read in context of these weather conditions.

### Chimney stacks

There is a central chimney stack, with 8nr clay chimney cans. The stack is dashed and has a concrete cope. The cans do not appear to be fitted with ventilated caps. Leadwork flashing to the base of the chimney.

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

### Roofing including roof space

Pitched and hipped timber framed roof structure, with timber sarking boards and fibre-cement slates. Clay ridge and hip tiles. Fibreglass insulation to the ceiling joists.

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

### Rainwater fittings

uPVC circular profile gutters and downpipes.

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

### Main walls

Stone-built external walls, dry-dashed externally. Concrete window cills, smooth cement render to the ingoes.

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

### Windows, external doors and joinery

Timber double glazed windows throughout. uPVC front door; flush plywood door between the Kitchen/Dining Room and outbuildings.

*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

The timber windows are painted.

*Visually inspected.*

### Conservatories / porches

There are no conservatories or porches.

*Visually inspected.*

### Communal areas

The parking area to the front of the house, and the access to the side and round to the garden, are all shared with neighbouring properties.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Stone built outbuildings to the rear of the house, with an overall internal floor area of approximately 60m<sup>2</sup>.  
Flagstone and concrete floors, stone walls, fibre cement sheeted roofs, timber windows and doors.

*Visually inspected.*

### Outside areas and boundaries

Tarred parking and access areas to the front and side of the house are shared with neighbouring properties.  
There is a garden to the rear of the house, which is bordered by buildings and stone walls. The garden has gravelled paths, borders and areas of grass.

*Visually inspected.*

### Ceilings

Ceilings are lined with plasterboard or lath & plaster.

*Visually inspected from floor level.*

### Internal walls

Internal walls are lined with plasterboard or lath & plaster.  
Timber framed internal partitions

*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/Dining Room.

Flush plywood interior doors; glazed door between the Vestibule and Hall.

Wardrobes to the Bedrooms, with louvred or plywood doors.

Timber window cills and plasterboard ingoes.

Softwood skirtings and facings.

Carpeted timber staircase; varnished redwood handrails and plywood inserts.

*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

Ceilings and walls are emulsioned or wallpapered.  
Woodwork is painted or varnished.  
Preformed splashbacks to the Kitchen worktops.  
Plastic tile effect wall coverings and shower panels to the Bathroom.  
Floor coverings consist of carpet, laminate and vinyl. Varnished floorboards to the Bathroom.

### 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 distribution boards and a single tariff meter in a cupboard off the first floor Landing.

*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.

### Water, plumbing and bathroom fittings

The property is understood to be connected to the mains water supply. The pipework, where visible, is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – single bowl stainless steel sink and drainer.

Bathroom – plastic bath, mixer shower in cabinet with tray, wash-hand basin, WC.

WC – wash-hand basin, WC.

There is a plastic 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 property is heated by an air to water air source heat pump to the rear of the house, heating radiators throughout the house.

Towel rail to the Bathroom.

There are also air to air heaters in the Sitting Room, Hall, Dining Room and Landing.

There is an insulated hot water cylinder in the cupboard off the Landing.

*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 assumed to be connected to mains drainage.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### 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.*

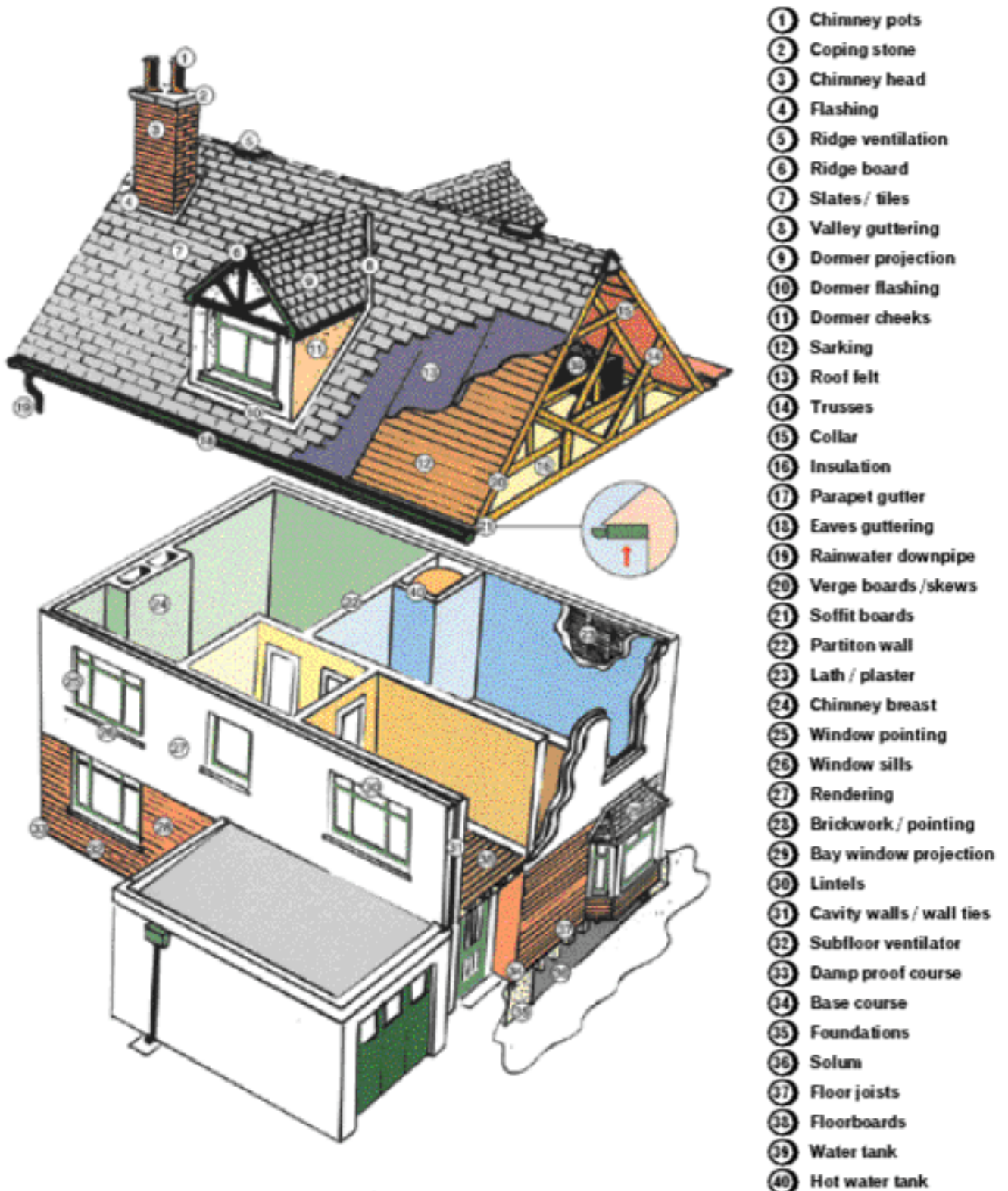
*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

*There was no access for inspection to the foundations, to the solum, 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.









<b>Category 3</b>		<b>Category 2</b>		<b>Category 1</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.		Repairs or replacement requiring future attention, but estimates are still advised.		No immediate action or repair is needed.	
 <b>Structural movement</b>					
Repair category		1			
Notes:		No significant defects noted.			
 <b>Dampness, rot and infestation</b>					
Repair category		1			
Notes:		No significant defects noted.			
 <b>Chimney stacks</b>					
Repair category:		2			
Notes:		Cracks noted to chimney render. Clay chimney cans have not been fitted with ventilated caps.			
 <b>Roofing including roof space</b>					
Repair category:		1			
Notes:		No significant defects noted.			
 <b>Rainwater fittings</b>					
Repair category:		1			
Notes:		No significant defects noted.			
 <b>Main walls</b>					
Repair category:		1			
Notes:		No significant defects noted.			
 <b>Windows, external doors and joinery</b>					
Repair category:		2			
Notes:		A number of failed double glazing panes were noted. Openers are draughty, with a few seized. Corrosion noted to window handles.			



## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	2
Notes:	Decoration to the timber windows is weathered.
 <b>Conservatories / porches</b>	
Repair category:	N/A
Notes:	There are no conservatories or porches.
 <b>Communal areas</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Garages and permanent outbuildings</b>	
Repair category:	2
Notes:	Roof coverings appear weathered and may contain asbestos. Timber doors are weathered. Pointing and stonework loose to stone walls.
 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Ceilings</b>	
Repair category:	2
Notes:	Damaged/unfinished area of ceiling to the Landing.
 <b>Internal walls</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	Internal joinery and kitchen fittings are generally dated but serviceable.

## SINGLE SURVEY

	<b>Chimney breasts and fireplaces</b>
Repair category:	N/A
Notes:	There are no chimney breasts or fireplaces.
	<b>Internal decorations</b>
Repair category:	2
Notes:	Decoration is generally tired, with a few localised unfinished areas noted. Minor splits noted to ceilings and internal walls. Floor coverings unfinished/poorly fitting to some areas; carpet trim untidy to one Bedroom. Paint flaking off ceiling in Bathroom; paper loose in places.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Gas</b>
Repair category:	N/A
Notes:	There is no gas installation.
	<b>Water, plumbing and bathroom fittings</b>
Repair category:	2
Notes:	Insulation not fitted correctly to the header tank.
	<b>Heating and hot water</b>
Repair category:	1
Notes:	Exposed pipework to radiators.
	<b>Drainage</b>
Repair category:	1
Notes:	No significant defects noted.

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>Dampness, rot and infestation</b>	<b>1</b>
<b>Chimney stacks</b>	<b>2</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>2</b>
<b>External decorations</b>	<b>2</b>
<b>Conservatories / porches</b>	<b>N/A</b>
<b>Communal areas</b>	<b>1</b>
<b>Garages and permanent outbuildings</b>	<b>2</b>
<b>Outside areas and boundaries</b>	<b>1</b>
<b>Ceilings</b>	<b>2</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>N/A</b>
<b>Internal decorations</b>	<b>2</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>2</b>
<b>Heating and hot water</b>	<b>1</b>
<b>Drainage</b>	<b>1</b>

**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.

<b>1. Which floor(s) is the living accommodation on?</b>	<b>Ground &amp; First</b>
<b>2. Are there three steps or fewer to a main entrance door of the property?</b>	<b>Yes</b>
<b>3. Is there a lift to the main entrance door of the property?</b>	<b>No</b>
<b>4. Are all door openings greater than 750mm?</b>	<b>No</b>
<b>5. Is there a toilet on the same level as the living room and kitchen?</b>	<b>Yes</b>
<b>6. Is there a toilet on the same level as a bedroom?</b>	<b>Yes</b>
<b>7. Are all rooms on the same level with no internal steps or stairs?</b>	<b>No</b>
<b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b>	<b>Yes</b>

#### 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.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- Ownership and responsibilities for the boundary treatments.

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

£400,000 (Four Hundred Thousand Pounds).

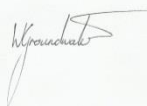
##### Valuation and market comments

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.

Note: assessment of the above valuation has been undertaken based on market conditions prior to the current COVID-19 outbreak; it is unclear how this will affect property values and marketability.

**Signed**



**Surveyors Name**

Billy Groundwater, AssocRICS

**Company Name**

Orkney Surveying Services

**Address:**

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

**Date of report:**

2<sup>nd</sup> September 2020.