

# Home Report



**Property address:** 15 Alfred Street  
Stromness  
Orkney  
KW16 3DF

**Customer:** ~~XXXXXXX~~  
~~David Wilson~~

**Customer address:** Braemor  
Downie's Lane  
Stromness  
Orkney  
KW16 3EP

**Date of inspection:** 24<sup>th</sup> September 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.

### Description

15 Alfred Street comprises a 2-storey stone built mid-terraced house, with rear extension.  
There is a shared garden to the rear.  
The property, including boundary walls, gate-piers and railings, is Listed Category C.  
The property is used for entirely residential purposes.  
The front of the property faces east.

### Accommodation

Ground Floor: Sitting Room, Kitchen, Shower Room, Front and Rear Vestibules.  
First Floor: Two (2nr) Bedrooms, Landing.

### Gross internal floor area (m<sup>2</sup>)

The gross internal floor area is 57m<sup>2</sup>.

### Neighbourhood and location

The property is situated in central Stromness, within easy reach of all the usual amenities.  
Orkney is well connected to the Scottish Mainland by regular sea and air connections.

### Age

The house is understood to date from the late 1800's.  
It is thought the extension to was added in the late 1970's/early 1980's.  
It is understood that refurbishment works were carried out around the same time.

### Weather

The weather was dry and bright, following a period of settled weather. The report should be read in context of these weather conditions.

### Chimney stacks

There are 2nr stone built chimney stacks, each with concrete copes and two chimney cans.  
Disused chimneys appear to have been fitted with ventilated caps.

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

### Roofing including roof space

Pitched timber framed roof structure to the original building, with timber sarking boards and natural slate.  
It is understood that the roofs were re-slatted in 1991.  
Clay ridge tiles with ventilators; concrete skewes.  
Fibreglass insulation to the ceiling joists.

Flat roofs to both rear extension, both clad with mineralised felt; timber fascia boards.  
Domed roof-light to the flat roof.

*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

Block built walls to the rear extension.  
Walls are pointed to the front elevation; smooth rendered to the rear.  
Concrete window cills; smooth rendered ingoes.  
Smooth rendered surrounds to windows and doors to the front elevation.

*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; timber front door; uPVC double glazed back door to the rear extension.  
The timber windows to the front elevation were replaced in April 2014.

*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 and doors, and the fascia boards to the flat roofs, are painted.  
The external SVP is painted.

*Visually inspected.*

### Conservatories / porches

There are no conservatories or porches.

*Visually inspected.*

### Communal areas

The paved area to the front of the property is shared with Nr 17.

To the rear, the concrete path up the middle of the garden is also shared, as is the gate to Whitehouse Lane.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Coal shed to the rear: concrete floor, blockwork walls, timber door and window.

Internal dimensions 2m x 3m.

*Visually inspected.*

### Outside areas and boundaries

Shared concrete path from back of house and gate out to Whitehouse Lane.

Garden area to the rear of the house (to the north of the central path), mostly laid to grass.

Stone boundary walls; blockwork retaining walls; concrete steps and paths.

Flagstone area to the front of the house, with boundary wall and cast iron railings.

*Visually inspected.*

### Ceilings

Ceilings are lined with lath & plaster or plasterboard.

*Visually inspected from floor level.*

### Internal walls

Internal walls and partitions are timber framed and lined with lath & plaster or plasterboard.

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

### Floors including sub floors

Solid ground floors; suspended timber 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

Modern fitted floor and wall units to the Kitchen.

The kitchen was replaced in February 2017.

Moulded softwood timber finishes.

15-pane glazed and 6-panelled timber interior doors.

Timber staircase and handrail.

Built in wardrobes with varnished louvred doors.

*Built-in cupboards were looked into but no stored items were moved.*

*Kitchen units were visually inspected excluding appliances.*

### Chimney breasts and fireplaces

There is a fireplace to the Sitting Room.

The fireplace consists of a solid fuel stove sitting on a flagstone hearth, with brick recess and timber surround.

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

### Internal decorations

Interior walls are mainly painted; ceilings are finished with woodchip wallpaper.

Wall panels to the Kitchen and Shower Room.

Floor coverings consist of carpet and vinyl.

### Cellars

There are no cellars.

*Visually inspected where there was safe and purpose-built access.*

### Electricity

The property is served by mains electricity supplies to a distribution board and dual tariff meters.

Built-in electric hob, oven and extractor hood.

It is understood that the property was rewired in 1991.

*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.

### 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 & drainer.

Shower Room – Mixer shower with tray and cabinet, wash-hand basin, WC. Fittings replaced February 2017.

Insulated 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 electric storage and panel heaters.

Solid fuel stoves in the Sitting Room, installed in December 2018.

Insulated hot water cylinder.

*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 the mains sewer. Cast iron external SVP.

*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 unoccupied and unfurnished with floors fully covered throughout.*

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

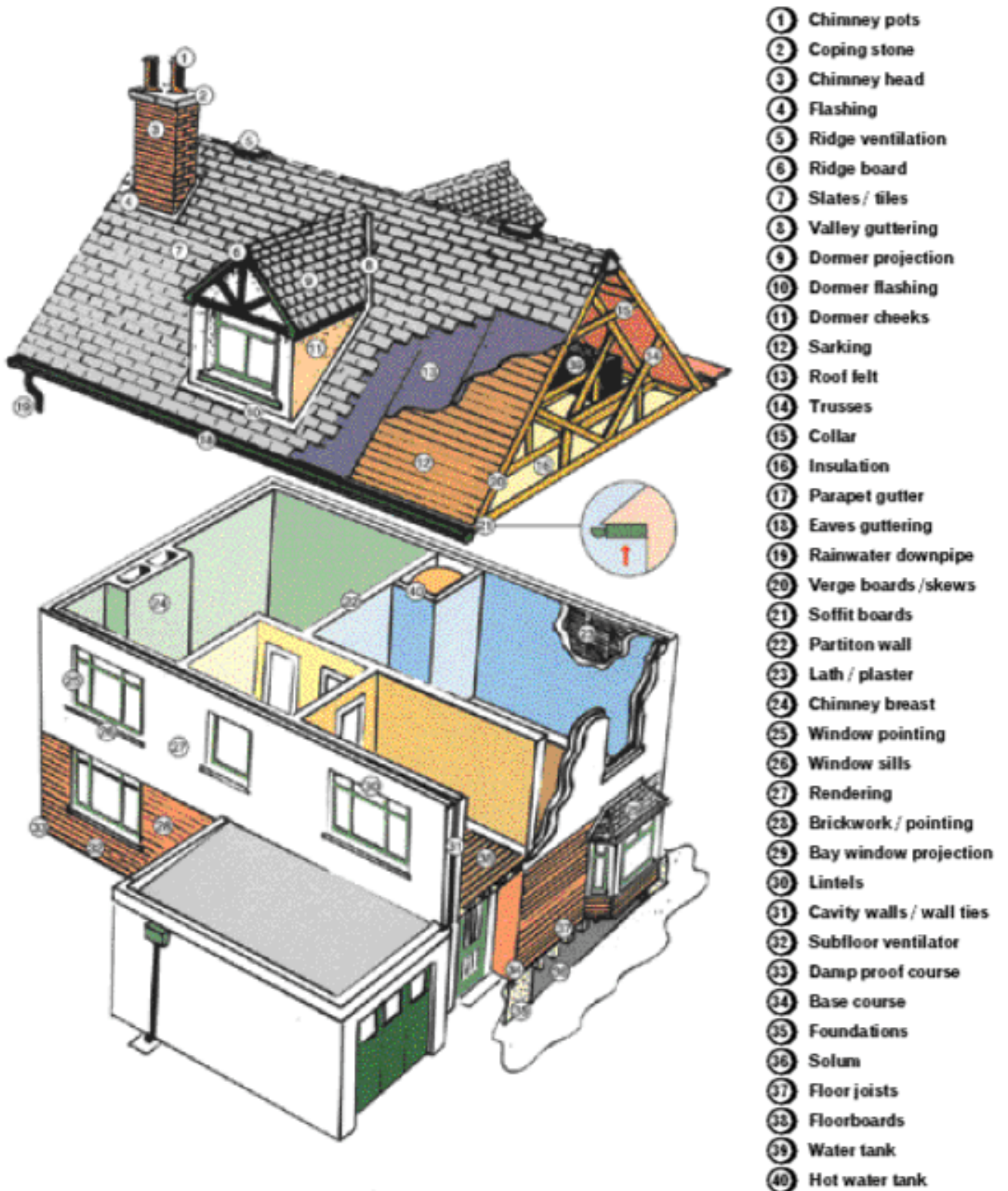
*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

*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.










<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:	2	
Notes:	Dampness and staining noted to the roof timbers and sarking boards, most likely due to condensation. Some signs of woodworm activity noted; it is not known if this relates to current or historic activity. It is understood woodworm treatment has been carried out in the past.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Roofing including roof space</b>		
Repair category:	2	
Notes:	Roofing slates are weathered in places, but appear serviceable. See comments under 'Dampness, rot and infestation'. Mineralised felt to the flat roof is weathered. The domed roof-light to the flat roof is weathered and cracked.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	1	
Notes:	No significant defects noted.	



## SINGLE SURVEY

 <b>Windows, external doors and joinery</b>	
Repair category:	1
Notes:	See comment regarding domed roof-light under 'Roofing including roof light'. Draught-proofing strip to the threshold of the front door is loose.
 <b>External decorations</b>	
Repair category:	2
Notes:	Decoration is weathered to windows, timber doors and fascia boards.
 <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:	Window to the coal shed is weathered.
 <b>Outside areas and boundaries</b>	
Repair category:	2
Notes:	Cast iron railings to the wall at the front of the building are badly corroded. Cracks and loose render noted to the front boundary wall. Pointing loose to flagstones to the front of the house.  Concrete paths and steps to the rear are cracked and uneven.
 <b>Ceilings</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Internal walls</b>	
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY

	<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:	No significant defects noted.
	<b>Chimney breasts and fireplaces</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal decorations</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	1
Notes:	Regular electrical inspections are recommended.
	<b>Gas</b>
Repair category:	N/A
Notes:	There is no gas installation.
	<b>Water, plumbing and bathroom fittings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Heating and hot water</b>
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY



### Drainage

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>2</b>
<b>Chimney stacks</b>	<b>1</b>
<b>Roofing including roof space</b>	<b>2</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>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>2</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>

**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>No</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

£200,000 (Two Hundred Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £120,000 (One Hundred and Twenty 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:**

5<sup>th</sup> December 2020.