

# Home Report



**Property address:** New Brimbanks  
Eday  
Orkney  
KW17 2AA

**Customer:** ~~XX~~

**Address:** New Brimbanks  
Eday  
Orkney  
KW17 2AA

**Date of inspection:** 15<sup>th</sup> December 2021

## 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>	New Brimbanks comprises a detached bungalow with integral single garage, separate storage shed and approximately 20 acres of land (per the current owners).
<b>Accommodation</b>	Sitting Room, Kitchen/Dining Room, four (4nr) Bedrooms, Bathroom, two (2nr) En-Suite Shower Rooms, Utility, Hall, Entrance Vestibule.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property is approximately 151m <sup>2</sup> , not including the garage.
<b>Neighbourhood and location</b>	The property is situated in a rural location in Eday, which is one of Orkney's north isles. Basic services available in Eday include a shop and a Primary School. Eday is well connected to the Orkney Mainland, where all the usual amenities are available, by regular sea and air services.
<b>Age</b>	The property is understood to be around 10 years old.
<b>Weather</b>	The weather was cool and dry, following a period of changeable weather.

### Chimney stacks

There is a flue extending up through the roof from the solid fuel stove in the Sitting Room.

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

### Roofing including roof space

Pitched timber framed roof structure, clad with OSB sarking and plain concrete tiles; concrete ridge tiles.  
Fibreglass insulation to the ceiling joists.  
Timber fascia boards.

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

*Limited access to inspect the roof structure.*

### Rainwater fittings

Square profile uPVC gutters and downpipes.

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

### Main walls

The main external walls consist of a structural timber frame, with block-work outer leaf.  
Smooth cement render external finish.

*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.  
Plywood door between the Utility and Garage.

*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 fascia boards are painted.

*Visually inspected.*

### Conservatories / porches

There are no conservatories or porches.

*Visually inspected.*

### Communal areas

The access track from the public road to the property is shared with the neighbouring properties.  
There is understood to be a shared right of access.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

There is an integral single garage attached to the house, consisting of a painted concrete floor, painted plaster boarded walls and ceiling, sectional garage door.  
Internal dimensions 6.7m x 3.6m.

Separate timber shed; concrete floor, timber framed and boarded walls, pitched roof clad with metal sheeting.  
Internal dimensions 8.1m x 3.2m.

*Visually inspected.*

### Outside areas and boundaries

Garden areas surround the house, which are mainly laid to grass.  
Concrete paths to part of the building perimeter.  
Land surrounding the house belongs to the property and is understood to extend to approximately 20 acres (per the current owners).

*Visually inspected.*

### Ceilings

The ceilings are lined with plasterboard.

*Visually inspected from floor level.*

### Internal walls

Internal walls 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

Solid concrete ground 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.

Fitted floor units to the Utility.

4-panelled interior doors with brass lever handles.

Softwood timber finishes.

Timber window cills with plasterboard ingoes.

*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 solid fuel stove in the Sitting Room, with a flagstone hearth, tiled recess and timber mantle.

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

### Internal decorations

Internal walls and ceilings are emulsioned; interior woodwork is painted or varnished.  
Tiled splashbacks to the Kitchen/Dining Room, Utility, Bathroom and Shower Rooms.  
Floor finishes include carpet, vinyl and laminate. Exposed concrete floor to the Sitting Room.

*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 a single tariff meter on a board in the garage.

There is a hosted wind turbine on the property, with the electrical switchgear also in the garage.

Fitted electric oven and extractor hood to the Kitchen/Dining Room.

*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.

Calor Gas supply to the hob in the Kitchen/Dining Room.

*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 stainless steel sink and drainer.

Bathroom: plastic bath with mixer shower above and screen, wash-hand basin, WC.

En-Suite Shower Room 1: mixer shower in cabinet with tray, wash-hand basin, WC.

En-Suite Shower Room 2: electric shower in cabinet with tray, wash-hand basin, WC.

*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, with air to air heating units in the Sitting Room, Kitchen/Dining Room and Hall.

There is an electric heater in the Hall, which is wired to be heated by the electricity produced by the turbine.

Solid fuel stove in the Sitting Room.

Insulated hot water cylinder in a cupboard in the Hall, with a buffer tank in the roof space.

*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 details are not known, but the property is assumed to connect to a private septic tank on site.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### Fire, smoke and burglar alarms

Smoke alarms fitted throughout; high heat detector to the ceiling of the Kitchen/Dining Room.

*Visually inspected.*

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

**Any additional limits to inspection:**

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

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

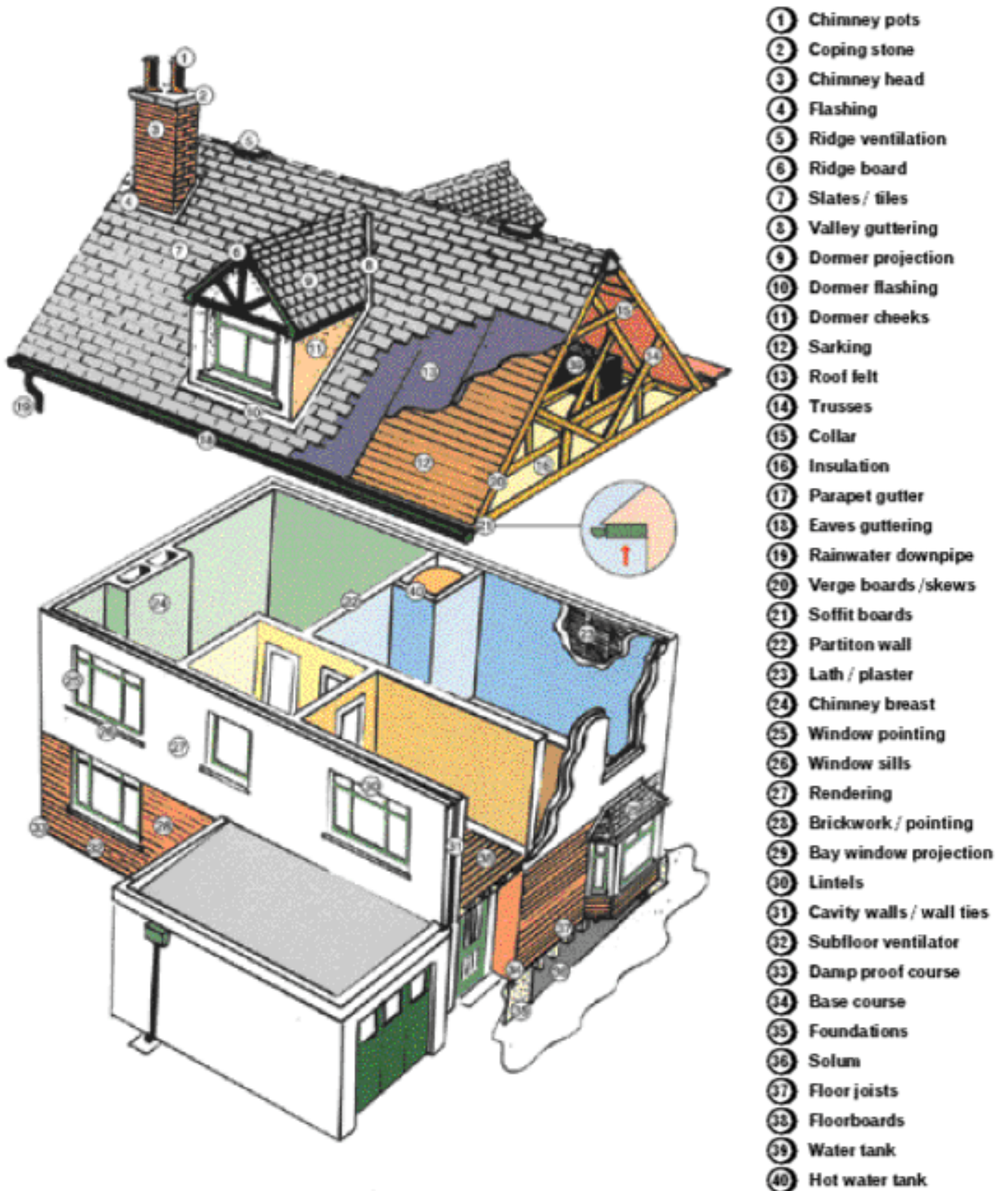
*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

*There was no access for inspection to the foundations, the sub-floor areas 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:	Signs of dampness noted to the roof structure in the roof space.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	The operation of the flue was not tested.	
 <b>Roofing including roof space</b>		
Repair category:	2	
Notes:	Hole in southern gable wall in the roof space where the air source heat pump pipework passes through the wall; evidence of bird nesting materials.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	2	
Notes:	Significant and extensive cracks noted to the external render. There are no obvious signs of a DPC to the external walls.	
 <b>Windows, external doors and joinery</b>		
Repair category:	2	
Notes:	Window handles are tight.	
 <b>External decorations</b>		
Repair category:	2	
Notes:	Decoration to the timber fascia boards is weathered.	

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 <b>Conservatories / porches</b>	
Repair category:	N/A
Notes:	There are no conservatories or porches.
 <b>Communal areas</b>	
Repair category:	2
Notes:	The access track is in need of ongoing maintenance.
 <b>Garages and permanent outbuildings</b>	
Repair category:	2
Notes:	Garage: garage door seals are worn; gaps noted around the door. Storage Shed: wall cladding and doors are weathered; vegetation to the gutters.
 <b>Outside areas and boundaries</b>	
Repair category:	2
Notes:	Unfinished areas around the exterior of the house, with exposed drainage fittings.
 <b>Ceilings</b>	
Repair category:	2
Notes:	Hairline cracks noted to ceilings.
 <b>Internal walls</b>	
Repair category:	2
Notes:	Rough finishes noted to internal wall linings.
 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	Cracks noted to the Sitting Room floor.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	2
Notes:	Louvres broken to cupboard doors. Facings missing from around the door between the Utility and Garage; door plate worn. Kick plates missing from Utility units.
 <b>Chimney breasts and fireplaces</b>	
Repair category:	1
Notes:	No significant defects noted.

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 <b>Internal decorations</b>	
Repair category:	2
Notes:	<p>Decoration is generally untidy.            Corner tape missing to external corners, with exposed edges of plasterboard.            Rough finish to walls and ceilings in places.            Floor coverings are untidy, with worn and unfinished laminate and worn carpet.</p>
 <b>Cellars</b>	
Repair category:	N/A
Notes:	There are no cellars.
 <b>Electricity</b>	
Repair category:	1
Notes:	The electrical installation was not tested.
 <b>Gas</b>	
Repair category:	1
Notes:	The gas installation was not tested.
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	1
Notes:	The plumbing installation was not tested.
 <b>Heating and hot water</b>	
Repair category:	2
Notes:	<p>Corrosion noted to the external air source heat pump.            Covers broken to the internal unit in the Kitchen/Dining Room.</p>
 <b>Drainage</b>	
Repair category:	1
Notes:	The drainage installation was not tested.

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>2</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>2</b>
<b>Garages and permanent outbuildings</b>	<b>2</b>
<b>Outside areas and boundaries</b>	<b>2</b>
<b>Ceilings</b>	<b>2</b>
<b>Internal walls</b>	<b>2</b>
<b>Floors including sub-floors</b>	<b>1</b>
<b>Internal joinery and kitchen fittings</b>	<b>2</b>
<b>Chimney breasts and fireplaces</b>	<b>1</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>1</b>
<b>Water, plumbing and bathroom fittings</b>	<b>1</b>
<b>Heating and hot water</b>	<b>2</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</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>Yes</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, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

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

£350,000 (Three Hundred and Fifty Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £195,000 (One Hundred and Ninety Five Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

##### Market conditions explanatory note: Novel Coronavirus (COVID-19)

*The outbreak of COVID-19, declared by the World Health Organisation as a “Global Pandemic” on the 11th March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel, movement and operational restrictions have been implemented by many countries. In some cases, “lockdowns” have been applied to varying degrees and to reflect further “waves” of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact.*

*The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally.*

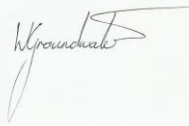
##### Material valuation uncertainty

*As at the valuation date we continue to be faced with an unprecedented set of circumstances caused by COVID-19 and an absence of relevant/sufficient market evidence on which to base our judgements. Our valuation is therefore reported as being subject to ‘material valuation uncertainty’ as set out in VPS 3 and VPGA 10 of the RICS Valuation – Global Standards. Consequently, in respect of these valuations less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.*

*For the avoidance of doubt, this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.*

## SINGLE SURVEY

Signed



Surveyors Name

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

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

Date of report:

18<sup>th</sup> December 2021