



## 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

White Pow comprises a traditional stone built house, with extensions to front and rear, outbuildings and garden ground.  
The property is used for entirely residential purposes.

### Accommodation

Ground Floor: Sitting Room, Kitchen/Dining Room, Large Family Room, Two (2nr) Bedrooms, Bathroom, Shower Room, Hall.

First Floor: Four (4nr) Bedrooms, Landing.

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

The gross internal floor area of the property is approximately 225m<sup>2</sup>.

### Neighbourhood and location

The property is situated in a rural location in Westray. A good range of facilities are available in Westray, including shops, a hotel, and a Primary/Junior Secondary School. Regular sea and air connections connect Westray with mainland Orkney.

### Age

The original property is likely to be in excess of 100 years old.  
The garage extension to the rear is understood to date from around 2009; the extension to the front has been recently constructed.

### Weather

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

### Chimney stacks

There are two (2nr) chimney stacks, one to each gable wall of the original house.  
Both chimneys are stone-built and harled, with concrete copes. Two (2nr) clay chimney cans to the western gable; the chimney cans to the eastern gable have been removed.

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

### Roofing including roof space

Pitched timber framed roof structure to the original house. Caithness slate roof on timber battens; slates are fixed with wooden pegs.  
The roof space is accessed via a roof hatch/attic ladder in the small first floor Bedroom.  
250mm thick fibreglass insulation to the ceiling joists.  
Clay ridge tiles; concrete skewers.

Flat roofs to the front and rear extensions.  
Metal sheeting to the rear extension; fibreglass coverings to the front extension.

*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.*

*Head and shoulders inspection of the roof space only.*

### Rainwater fittings

uPVC gutters and down pipes.

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

### Main walls

External walls to the original house are stone-built and rendered externally.  
Stone and blockwork walls to the rear extension, harled externally.  
Timber framed walls to the front extension, clad with fibre-cement weatherboarding.

*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.

*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

There are no external decorations.

*Visually inspected.*

### Conservatories / porches

There are no conservatories or porches.

*Visually inspected.*

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Double garage attached to the house: consisting of a concrete floor, blockwork walls, metal sheet clad roof, 2nr sectional garage doors. Internal dimensions 8m x 4.5m.

Store/garage to the rear of the house: stone walls, pitched roof clad with fibre-cement sheets, timber door and window, plywood roller door. Internal dimensions approximately 6m x 5m.

*Visually inspected.*

### Outside areas and boundaries

The property sits within a site extending to approximately 0.7 acres.

The garden areas are mainly laid to grass; stone boundary walls to the boundaries.

Concrete hardstanding areas around the house.

*Visually inspected.*

### Ceilings

The ceilings are lined with plasterboard.

*Visually inspected from floor level.*

### Internal walls

Interior faces of the external walls are lined with plasterboard.

It is understood that insulation has been installed to the inner surfaces of the external walls.

The internal partitions are of timber stud construction 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 floors to the original house and rear extensions; solid concrete ground floor to the new extension to the front of the house.

Suspended timber first floor.

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

*Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.*

*Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.*

### Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen/Dining Room.

4-panel pine interior doors with brass lever handles.

Softwood timber finishes.

Timber staircase and handrail.

Built-in wardrobes to one Bedroom.

*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 tiled hearth and brick-built fireplace.

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

**Internal decorations**

Internal walls are wallpapered or emulsioned; ceilings are emulsioned or finished with textured plaster/paint. Interior woodwork is painted. Prefomed splashbacks to the Kitchen/Dining Room; wall tiles to the Bathroom; wall panelling to the Shower Room. Floor coverings consist of carpet, timber flooring and vinyl.

*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. PVC sheathed cables to power and lighting circuits. Extractor hood in the Kitchen. Built in electrical fixtures in the Kitchen include the electric hob, oven, grill and fridge freezer.

There is a 6kW wind turbine, which provides electricity to the property and also provides a FIT.

*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 supply to 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 composite sink and drainer.

Bathroom: bath with mixer shower above; wash-hand basin; WC.

Shower Room: mixer shower, tray, curtain; wash-hand basin in vanity unit; WC.

Metal cold water header tank in the roof-space, with insulation.

*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 a ground source heat pump, heating radiators throughout the original part of the house and the rear extension.

Hot water is also provided by the heat pump.

The heating system is controlled by a programmer on the heat pump unit and TRV's to the radiators.

Multi-fuel stove in the Sitting Room.

Electric focal point heater in the front extension.

*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 a septic tank on site.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### Fire, smoke and burglar alarms

Smoke detector to the ceiling of the first floor landing.

*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.*

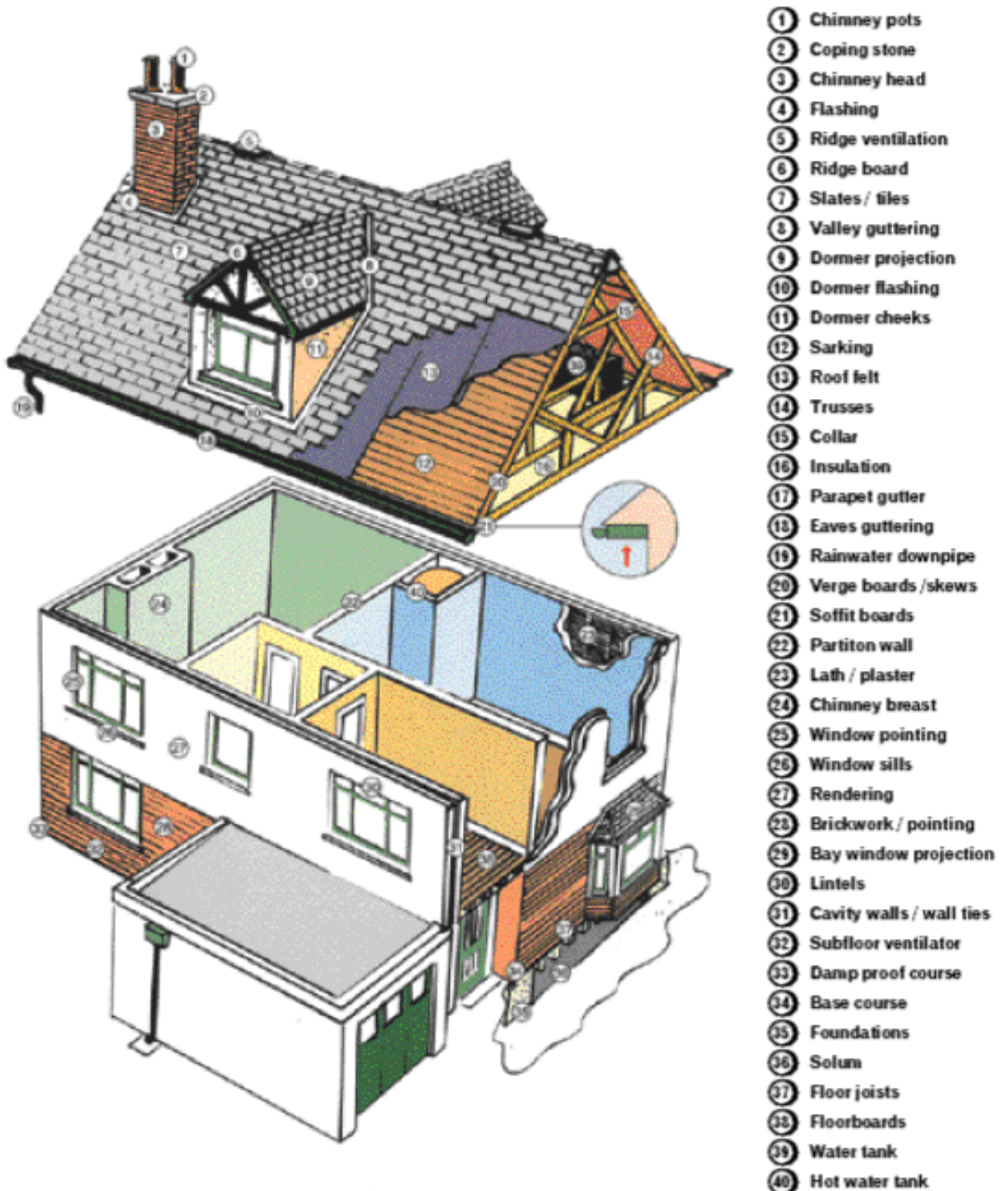
*There was no access for inspection to the foundations, solum or behind wall linings.*

*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:	2	
Notes:	Signs of extensive woodworm activity noted to the roof-space. It is understood that woodworm treatment was carried out to the roof-space prior to previous sale.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Roofing including roof space</b>		
Repair category:	1	
Notes:	See comments above under 'Dampness, rot and infestation'.	
 <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:	1	
Notes:	Surface worn to handle to back door.	

## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	N/A
Notes:	There are no external decorations.
 <b>Conservatories / porches</b>	
Repair category:	N/A
Notes:	There are no conservatories or porches.
 <b>Communal areas</b>	
Repair category:	N/A
Notes:	There are no communal areas.
 <b>Garages and permanent outbuildings</b>	
Repair category:	2
Notes:	Timber door and window to the rear Store/Garage are very weathered.
 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Ceilings</b>	
Repair category:	1
Notes:	No significant defects noted.
 <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:	No significant defects noted.

## SINGLE SURVEY

 <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:	There is no evidence of recent testing and failure to service and test increases safety risks.
 <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.
 <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>2</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>N/A</b>
<b>Conservatories / porches</b>	<b>N/A</b>
<b>Communal areas</b>	<b>N/A</b>
<b>Garages and permanent outbuildings</b>	<b>2</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>

**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 and 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, shared parking areas etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

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

£600,000 (Six Hundred Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £320,000 (Three Hundred and Twenty Thousand Pounds) including the wind turbine.

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:**

9<sup>th</sup> April 2022