



**Property address:** Smyril  
Stenness  
Orkney  
KW16 3JX

**Customer:** Mr E R Meek

**Customer address:** Smyril  
Stenness  
Orkney  
KW16 3JX

**Date of inspection:** 01 July 2013

# Home Report



## 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 detached “storey and a half” type house formed in a converted church building.  
The property is used for entirely residential purposes.  
The front of the property faces north west.

### Accommodation

Ground Floor: Entrance Porch, Hallway, Kitchen & Dining Room, Study/Bedroom, (2) Bedrooms, Shower-room, Utility Room, Side Entrance Porch.  
  
First Floor: Landing, Sitting Room, (2) Bedrooms, Bathroom, Store Room.

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

The gross internal floor area of the property is approximately 173m<sup>2</sup>.

### Neighbourhood and location

The property is located in the village at Stenness in Orkney.  
Local amenities include a primary school and community centre, shop, hotel and day care centre. All

other facilities can be obtained in the towns of Stromness or Kirkwall.  
Neighbouring properties include private and social housing, a primary school, shop, day care centre and joiner's workshop.

### Age

The property was originally built as a church in 1895 but was converted into a dwelling house in 1976

### Weather

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

### Chimney stacks

There are no masonry chimney stacks but there is an externally placed stainless steel flue which serves the enclosed fire in the sitting room.  
There is also a stainless steel flue protruding through the roof which serves the oil boiler.

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

### Roofing including roof space

Pitched timber framed roof structure comprising timber rafters, board sarking, felt and Welsh slates.  
The roof over the rear utility wing is clad with asbestos or fibre cement slates.  
Cemented fireclay ridge tiles.  
The tops of the dormers have flat roofs which appear to be waterproofed with built-up felt coverings.  
The dormers have timber weatherboarding along the front and asbestos/fibre cement slates to the end cheeks.

The roof spaces within the pitched roofs are insulated with fibreglass quilt.

There are two Velux rooflights.

*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 spaces only.*

*Very limited inspection of the roof space over the utility room as the ceiling hatch was not accessible.*

### Rainwater fittings

Rainwater fittings are generally half round grey uPVC gutters and tubular downpipes. The gutters along the front wall are fixed with fascia brackets, those along the rear wall with metal drive batts and those on the rear wing with rafter brackets.

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

### Main walls

The mains walls are built of stone. The front elevation and the gable wall of the front porch both have a pointed finish. The other walls have been roughcasted. The side porch has roughcasted block walls.

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

### Windows, external doors and joinery

Windows are double glazed timber casements. Timber weatherboarding panels over the windows.

The front door is a hardwood panelled door with a glazed fanlight over and glazed side panels. The side door is a single glazed timber unit.

Other external joinery comprises timber fascia boards and timber weatherboard cladding to the fronts of the dormer windows.

*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

Decorated areas include painted and woodstained joinery items.

*Visually inspected.*

**Conservatories / porches**

There is a stone built front porch with a pitched Welsh slate roof and felt abutment flashing next the gable wall of the main house. It has a concrete floor with a parquet finish.

The side porch has roughcasted block walls, a monopitched roof clad with asbestos/fibre cement slates and a concrete floor.

*Visually inspected.*

**Communal areas**

There are no communal areas.

*Circulation areas visually inspected.*

**Garages and permanent outbuildings**

There is an attached garage on the gable wall of the main house with internal dimensions of 6.90x4.60m. It is constructed of 225mm thick block walls roughcasted externally, a monopitched corrugated asbestos/fibre cement roof and concrete floor. It also has replacement timber garage doors and a uPVC double glazed window.

*Visually inspected.*

**Outside areas and boundaries**

The site is defined by post and wire fences generally. There is a gravel drive in from the public road to a parking area. Paved patio area and raised planter to the rear of the house. Concrete paths to the front and gables. Otherwise the ground is laid mainly to grass with some willow trees and bushes.

*Visually inspected.*

**Ceilings**

The ceilings are mainly lined with plasterboard. Artex finish to the bathroom ceiling.

*Visually inspected from floor level.*

**Internal walls**

The inside face of the external walls are generally strapped and lined with plasterboard although the gable wall of the sitting room is of exposed pointed stone. The internal partitions are of timber framed construction clad with plasterboard.

*Visually inspected from floor level.*

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

### Floors including sub floors

The ground floor in the main house is of suspended timber construction with exposed tongued and grooved boarding in the hallway. The floors in the utility room and porches are of concrete construction.

Suspended timber upper floors.

*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

The internal joinery consists mainly of flush plywood doors with glazed fanlights over and plain timber facings and skirtings. There is a glazed timber door leading to the front porch.

The kitchen joinery consists of purpose made fitted units with a formica clad worktop.

There are built in wardrobes in three of the bedrooms.

Hardwood open tread timber stair.

*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 open fireplaces but there is an enclosed solid fuel fire in the sitting room. It is understood not to be operational at present. It connects to an external stainless steel flue running up the gable wall of the house.

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

## SINGLE SURVEY

### Internal decorations

Decorated areas include woodchip paper and emulsion or just emulsion to the walls and ceilings.

Mainly painted or varnished woodwork

*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 fuse box and meters in the utility room cupboard.

PVC sheathed cables to power and lighting circuits.

*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. There is no bottle gas installation.

*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 to the bathroom includes WC, wash-hand basin (set in a vanity unit) and a bath with a shower attachment on the taps.

The shower-room has a WC, wash hand basin and a corner shower cubicle with an electric shower.



There are stainless steel sinks in the kitchen and utility rooms.

*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 ducted hot air from an oil fired boiler which has an asbestos flue connecting into the stainless steel one which goes up through the building.

Large metal oil tank set within blockwork bund walls in the garage.

Hot water is provided in an insulated cylinder by two immersion heaters. It is not heated from the oil boiler or from the enclosed fire.

*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 understood to connect to the mains sewer.

*Drainage covers etc were not lifted.  
Neither drains nor drainage systems were tested.*

**Fire, smoke and burglar alarms**

There are no smoke detectors.

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

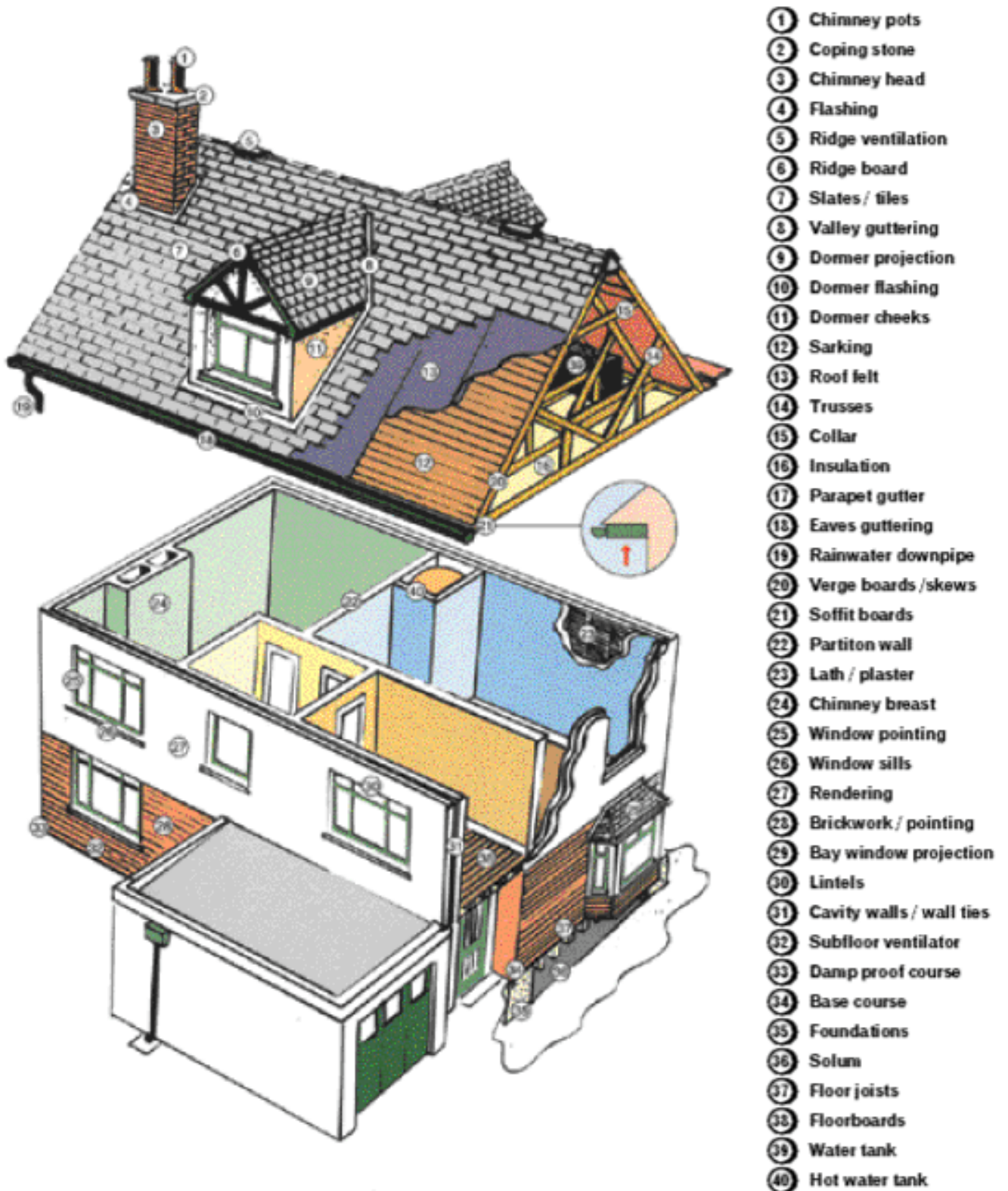
**Any additional limits to inspection:**

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

*I have not carried out an inspection for Japanese Knotweed and for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of this property or within neighbouring properties.*

*I have not carried out any tests nor done any investigations in regard to the levels of radon gas in the property. There is radon gas present in many Orkney properties.*






## 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 matters noted requiring comment.   |  |
|  <b>Dampness, rot and infestation</b>   |   |  |
| Repair category  | 2   |  |
| Notes:   | Some dampness was recorded on the soffit of the gable window in the ground floor bedroom beside the front porch. The present owner is to attend to the perceived source of the dampness.<br>Some condensation marks at the bottom corners of some window ingoes.<br>Wet rot noted in some window sills.   |  |
|  <b>Chimney stacks</b>  |   |  |
| Repair category:   | 1   |  |
| Notes:   | The stainless steel flue pipe from the upstairs enclosed fire is not currently in use and will require to be checked before it is used again.   |  |
|  <b>Roofing including roof space</b>  |   |  |
| Repair category:   | 2   |  |
| Notes:   | There is a slipped slate beside the dormer window which the present owner is going to re-fix.<br>The slates over the utility wing are showing signs of age (losing colour and shape).<br>The felt abutment flashing on the front porch roof may require attention in the future.<br>The felt cladding to the dormer roof is likely to require future maintenance. |  |
|  <b>Rainwater fittings</b>  |   |  |
| Repair category:   | 1   |  |

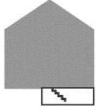





## SINGLE SURVEY

|   |  |
|---|--|
| Notes:  | Some grass growing in the gutters  |
|  <b>Main walls</b>                           |  |
| Repair category:  | 1  |
| Notes:  | Small area of boss roughcast on the side of the front porch wall.  |
|  <b>Windows, external doors and joinery</b>  |  |
| Repair category:  | 2  |
| Notes:  | Some wet rot in the window sills and a few failed double glazed units. Cracked glazing to the front door sidelight and the gable kitchen window. Failed double glazing units in the Velux rooflights. The present owner is going to refix the piece of weatherboarding on the dormer window which has come loose. The mastic around the edges of the weatherboarding above the windows has perished in places. |
|  <b>External decorations</b>                |  |
| Repair category:  | 2  |
| Notes:  | Some weathering of the external paint finishes.  |
|  <b>Conservatories / porches</b>           |  |
| Repair category:  | N/A  |
| Notes:  | The comments regarding this section have been made within the other sections.  |
|  <b>Communal areas</b>                     |  |
| Repair category:  | N/A  |
| Notes:  | There are no communal areas.   |
|  <b>Garages and permanent outbuildings</b> |  |
| Repair category:  | 1  |
| Notes:  | The present owner is going to re-fix the guttering. Some future maintenance is likely at the abutment flashing of the roof with the gable of the main building.  |

## SINGLE SURVEY

|   |   |
|---|---|
|    | <b>Outside areas and boundaries</b>   |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |
|    | <b>Ceilings</b>   |
| Repair category:  | 1   |
| Notes:  | Some cracking noted at plasterboard joints.   |
|    | <b>Internal walls</b>   |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |
|   | <b>Floors including sub-floors</b>  |
| Repair category:  | 1   |
| Notes:  | The present owner is to have the damaged area of parquet flooring in the front porch repaired.  |
|  | <b>Internal joinery and kitchen fittings</b>  |
| Repair category:  | 1   |
| Notes:  | The glazed door to the front porch is unlikely to incorporate safety glass. Some wear and tear to kitchen units and other fittings commensurate with age and usage. |
|  | <b>Chimney breasts and fireplaces</b>   |
| Repair category:  | 2   |
| Notes:  | The enclosed fire is not operational at present and requires some repair. It is not connected to the hot water system.  |
|  | <b>Internal decorations</b>   |
| Repair category:  | 2   |
| Notes:  | The walls and ceiling in the utility room have been stained by fumes when the boiler mis-functioned.<br>Some redecoration is likely at change of ownership.         |

## SINGLE SURVEY

|   |   |
|---|---|
|    | <b>Cellars</b>  |
| Repair category:  | N/A   |
| Notes:  | There are no cellars.   |
|    | <b>Electricity</b>  |
| Repair category:  | 2   |
| Notes:  | No significant defects noted.<br><br>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:  | 2   |
| Notes:  | The original heating system from when the building was converted is still in use and there is scope for upgrading the system. The oil tank is slightly rusty. |
|  | <b>Drainage</b>   |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |

## SINGLE SURVEY

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                        | 1   |
| Roofing including roof space          | 2   |
| Rainwater fittings                    | 1   |
| Main walls                            | 1   |
| Windows, external doors and joinery   | 2   |
| External decorations                  | 2   |
| Conservatories / porches              | N/A |
| Communal areas                        | N/A |
| Garages and permanent outbuildings    | 1   |
| Outside areas and boundaries          | 1   |
| Ceilings                              | 1   |
| Internal walls                        | 1   |
| Floors including sub-floors           | 1   |
| Internal joinery and kitchen fittings | 1   |
| Chimney breasts and fireplaces        | 2   |
| Internal decorations                  | 2   |
| Cellars                               | N/A |
| Electricity                           | 2   |
| Gas                                   | N/A |
| Water, plumbing and bathroom fittings | 1   |
| Heating and hot water                 | 2   |
| 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.

|   |                           |
|---|---------------------------|
| <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>Yes</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 shared boundary fences.
- That all necessary Local Authority approvals and completion certificates were obtained for the original conversion in 1976.
- That the Title is clean and Heritable with no onerous burdens or conditions.

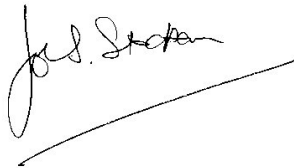
**Estimated re-instatement cost for insurance purposes**

£ 430,000 ( Four Hundred and Thirty Thousand Pounds)

**Valuation and market comments**

The market value of the property as described in this report is £ 205,000 ( Two Hundred and 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.

**Signed****Surveyors Name**

John S Stockan, FRICS

**Company Name**

John S Stockan Chartered Surveyor

**Address:**

Holland House, Harray, Orkney, KW17 2LQ

**Date of report:**

05 July 2013