

Home Report



Property address: The Old Manse
Egilsay
Orkney
KW17 2QD

Customer: Mr Potts & Mrs Larkin

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Egilsay
Orkney
KW17 2QD

Date of inspection: 16th August 2016

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	The property comprises a detached stone built house with extensions and an attached greenhouse, a detached garage, a disused Church, and garden ground.
Accommodation	Ground Floor: Entrance Porch, Hall, Shower-Room, Kitchen with Dining area, Sitting Room, Front Sun Porch, Master Bedroom with En-Suite Bathroom, Utility, Toilet. First Floor: (2) Bedrooms.
Gross internal floor area (m²)	The gross internal floor area of the house is approximately 179m ² .
Neighbourhood and location	The property is situated on the small Orkney island of Egilsay, in a rural location with good views. No amenities are available on the island. There is a primary school, shop, medical facilities and pubs/restaurants on the larger neighbouring island of Rousay. All other facilities can be obtained on Mainland Orkney. At present there are 5 daily ro-ro boats to Rousay and Mainland Orkney. People travel daily to Mainland Orkney to work. Neighbouring properties are scattered houses and farms.

SINGLE SURVEY

Age	<p>It is understood the original property was built in 1884, with renovation works carried out, and the extensions added, in the mid 1980's.</p>
Weather	<p>The weather was dry and bright, following a period of changeable weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>The two chimney stacks are of stone construction with roughcast finish externally and a concrete cope. Each has two flues. Lead apron flashings visible.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched roof consisting of timber trusses, timber board sarking and natural slates. 4 ridge ventilators. The roof space is insulated with 250mm fibreglass.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>Black square profile uPVC gutters and downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>The walls of the original house are of stone construction with a roughcast exterior finish. The walls of the extensions are of cavity block-work construction also with a roughcast finish. The cavities have been infilled with insulation.</p> <p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p>
Windows, external doors and joinery	<p>Windows are double glazed uPVC casements. Velux roof windows in upper floor bedrooms.</p> <p>External doors are of double glazed uPVC construction.</p> <p><i>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.</i></p>
External decorations	<p>There are no external decorated areas to the main house.</p> <p><i>Visually inspected.</i></p>

Conservatories / porches

Small block built side entrance porch with pitched slated roof and double glazed uPVC external door. Inside size 1.8 x 1.0m.

Front sun porch of blockwork construction with a pitched slated roof, double glazed uPVC windows and external door, concrete floor. Inside size 3.83 x 2.83m.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

Detached block built garage with a pitched slated roof inside size 5.7 x 4.6m. The garage is finished externally with roughcast and has black uPVC gutters and downpipes. It also has a concrete ground floor and a metal up and over vehicle door. There are steps up to a loft area. There is a wooden side door and a double glazed uPVC window.

Old church building in the back paddock of stone construction and a pitched slated roof. The overall internal dimensions are 11.5 x 6.1m with a ceiling height of 4.00m. The building has an entrance vestibule, a vestry and a main church area. The building has a thin render finish externally, timber floors, lath and plaster finish to the walls internally and a decorative timber ceiling. The pulpit is still in place. The building is currently used for storage.

Lean to greenhouse on the front wall of the house inside size 5.40 x 2.30m. It is of timber framed construction set on a stone base with single glazed walls. The 'lean to' roof is of corrugated plastic sheeting. The floor is of concrete paving slabs.

Visually inspected.

Outside areas and boundaries

The front garden area is defined by stone boundary walls and post & wire fencing and has a grassed area and vegetable patch. Metal access gate in the side boundary into a concrete parking area in front of the garage. Concrete paved patio area to the front of the house. Small grassed area to the rear of the house bounded by stone walls.

Concrete path along the rear of the house.

The rear paddock containing the old church building is covered in rough grass and bounded by post and wire fences on three sides.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard throughout.

Visually inspected from floor level.

Internal walls

Internal walls and partitions appear to be lined with plasterboard generally. The en-suite bathroom and the shower room have floor to ceiling ceramic tiles.

Informed that the inside faces of the external walls have timber framing (and insulation) behind the plasterboard.

Visually inspected from floor level.

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

Floors including sub floors

Ground floors are a mixture of concrete and suspended timber floorboards.

Suspended timber upper 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

The internal joinery consists of solid core flush plywood doors and moulded timber facings and skirtings.

The kitchen joinery consists of freestanding pine/glass units (not fixed in position).

Timber closed tread stair to east extension and timber open tread stair to west extension.

There are wall cupboards in the upstairs bedroom. Also a broom cupboard, airing cupboard and hot water cylinder cupboard.

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 an enclosed multi-fuel fire in the sitting room with a metal flue pipe. The flue pipe is wrapped in fibreglass insulation as it runs horizontally in the roof space and connects into the existing stone chimney flue. It is understood that the multi-fuel fire has been condemned and is not currently in use.

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

Internal decorations

Walls and ceilings are either painted or papered. Woodwork is mainly painted.

Tiled splash-backs to the Kitchen, Bathroom and Shower Room.

Floor coverings consist of loose fitted carpet, floor tiles and stained floorboards.

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 dual tariff meter, in a cupboard in the Hall.

Smoke detectors fitted to hall and landing ceilings.
High heat detector to the kitchen ceiling.

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 supply in Orkney.

Water, plumbing and bathroom fittings

Private water supply from a bore-hole.

The pipework, where visible, is of copper and uPVC construction.

Sanitary ware to the ground floor shower-room includes a coloured WC, wash-hand basin and corner shower cubicle with electric shower.

The en-suite bathroom includes a coloured WC, wash-hand basin and 'spa' bath with a shower off the taps.

There is a stainless steel sink in the kitchen and double bowl glazed fireclay sink in the utility room.

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 throughout the property.

We were informed that the multi-fuel enclosed fire in the sitting room has been condemned and is not in use.

Hot water is provided by an electric immersion in an insulated indirect 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 understood to connect to a septic tank on site.

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.

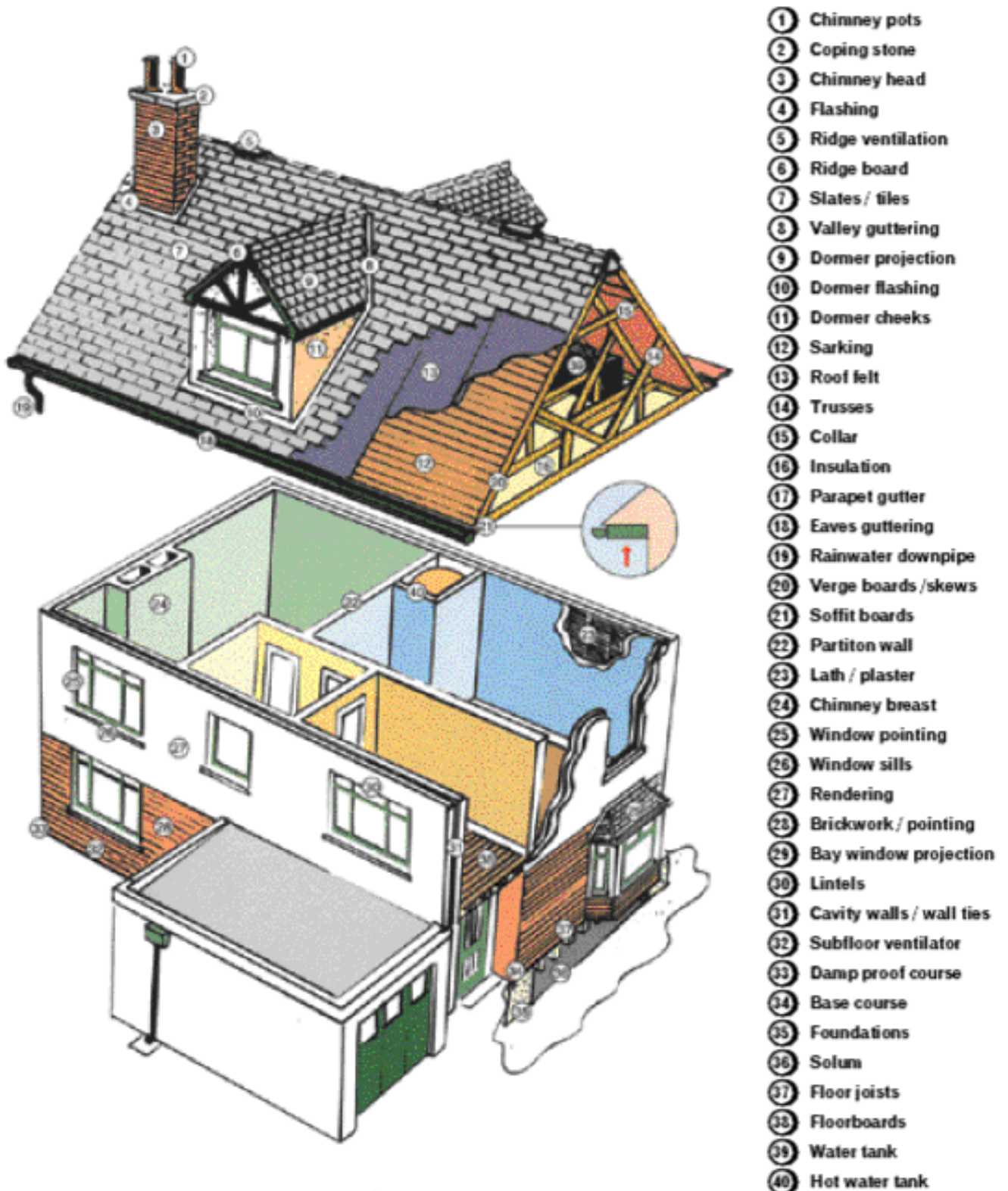
There was no access for inspection behind wall linings or to the ground floor construction.

The drainage system was not open to inspection.

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

Testing has not been carried out for naturally occurring Radon Gas.








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.

Category 3	Category 2	Category 1
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.
 Structural movement		
Repair category	1	
Notes:	No significant defects noted.	
 Dampness, rot and infestation		
Repair category	1	
Notes:	No significant defects noted.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted.	
 Roofing including roof space		
Repair category:	1	
Notes:	No significant defects noted. A few broken slates noted. Some condensation noted to roof timbers.	
 Rainwater fittings		
Repair category:	1	
Notes:	No significant defects noted.	
 Main walls		
Repair category:	1	
Notes:	No significant defects noted.	
 Windows, external doors and joinery		
Repair category:	2	
Notes:	A few failed double glazing units were noted. Door handle broken to main entrance door. Threshold detail is unfinished to the external door to the Utility.	

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 External decorations	
Repair category:	N/A
Notes:	There are no external decorations to the main building.
 Conservatories / porches	
Repair category:	1
Notes:	No significant defects noted.
 Communal areas	
Repair category:	N/A
Notes:	There are no communal areas.
 Garages and permanent outbuildings	
Repair category:	2
Notes:	The side door to the garage shows signs of weathering. The old church building is likely to be the same age as the Manse (approximately 130 years) and remains largely as built. It is suffering from damp ingress along some walls (especially the front wall) and the usual wear and tear to elements of the building commensurate with age and usage.
 Outside areas and boundaries	
Repair category:	1
Notes:	Concrete paving slabs to the front patio are loose and have sunk.
 Ceilings	
Repair category:	1
Notes:	No significant defects noted.
 Internal walls	
Repair category:	1
Notes:	No significant defects noted.
 Floors including sub-floors	
Repair category:	1
Notes:	No significant defects noted.

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	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.
	Chimney breasts and fireplaces
Repair category:	3
Notes:	It is understood that the solid fuel stove in the Sitting Room has been condemned. There is evidence of soot leakage where the metal flue pipe enters the gable chimney. The enclosed fire was originally intended for a 'built in' location. All built up fireplace openings should be fitted with 'hit and miss' ventilators to provide ventilation within the flues.
	Internal decorations
Repair category:	2
Notes:	No significant defects noted but some evidence of wear and tear consistent with age and usage. Unfinished pantwork where old radiators have been removed and new storage/panel heaters fitted.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	No significant defects noted. Advise that the installation be checked and tested.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	We understand that the water supply has been tested and approved.

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Heating and hot water

Repair category:	1
Notes:	No significant defects noted. Note earlier comments regarding the solid fuel stove in the Sitting Room.



Drainage

Repair category:	1
Notes:	No significant defects noted but rodding eye cover still to fit on drain access. External pipework untidy to west of house.

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	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	N/A
Conservatories / porches	1
Communal areas	N/A
Garages and permanent outbuildings	2
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	3
Internal decorations	2
Cellars	N/A
Electricity	1
Gas	N/A
Water, plumbing and bathroom fittings	1
Heating and hot water	1
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.

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

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 conveyance

Check

- Rights and responsibilities for mutual parts, shared fences and walls etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- Ownership and responsibilities for the boundary treatments.
- That all necessary Local Authority approvals were obtained for the renovations to the original building, the extensions and garage.
- That the septic tank conforms to SEPA regulations.

Estimated re-instatement cost for insurance purposes

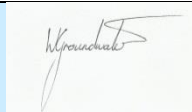
£600,000 (Six Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £140,000 (One Hundred and Forty 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

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

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

Date of report:

18th August 2016