



Property address: Nyumbani
Scorradale Road
Orphir
Orkney
KW16 3JA

Customer: Mr & Mrs Len Hunt

Customer address: Tillquoy
Inganess Road
Kirkwall
KW15 1SP

Date of inspection: 25 August 2016

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 bungalow with an attached garage and garden ground The property is used for entirely residential purposes. The front of the property south west.
Accommodation	Ground Floor: Entrance Vestibule, Hallway, Sitting Room, Kitchen & Dining Room, Utility, (4) Bedrooms, Bathroom, En-Suite Bathroom.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 161m ² .
Neighbourhood and location	The property is situated in an elevated position on the Scorradaile Road in Orphir with good sea views over to Hoy and Stromness. The property is in a rural location. Local amenities include a primary school, community centre, church and pub. All other facilities can be found in Stromness and Kirkwall.

	<p>Neighbouring properties are scattered private dwellings and farms.</p>
Age	<p>The property is approximately 14 years old.</p>
Weather	<p>The weather was overcast but dry following a period of similar weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>There is a block built chimney stack with two flues neither of which appear to be in use at present. The chimney is finished with roughcast and is flashed around with lead.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched timber framed roof structure comprising substantial timber trusses, OSB sarking, felt and plain interlocking concrete roof tiles. Mechanically fixed and ventilated ridge tiles. There is also ventilation at the eaves soffits. Plastic verge pieces. Lead valley gutters.</p> <p>The roof space was noted to be insulated to a depth of approx. 250mm.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>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.</i></p>
Rainwater fittings	<p>Rainwater fittings are black half round uPVC gutters and tubular downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>

Main walls

The main walls are of structural timber framed construction (150mm thick frames) with OSB sheathing and with a roughcasted blockwork outer skin. Smooth rendered base course. Plastic mini-vents incorporated into the blockwork. Vertical construction joints infilled with mastic.

*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 uPVC casements.

The front door and side screen is a double glazed uPVC unit.

uPVC fascia and soffit boards around the roof eaves and verges.

*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 externally decorated areas.

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

There is an attached block built garage inside size 4.20 x 7.37m. It has a pitched tiled roof and a concrete floor. The walls are roughcasted externally and rendered internally. There is a sectional metal "up and over" garage door and a double glazed uPVC rear door.

Visually inspected.

Outside areas and boundaries

The site is defined by post and wire fences and is generally covered in rough grass. The site is sloping and there is a steep banking to the rear of the house. A hardcore and gravel access drive runs up to the front of the house and garage. The drive has low stone walls running up either side.
Concrete paving slabs around the house.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

The inside faces of the external walls are lined with plasterboard.
Internal partitions are of timber stud 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 floors are of concrete construction and most have a laminate board finish. The entrance vestibule has a cork tile finish and the bathrooms and kitchen a vinyl finish.

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 of panelled redwood doors and moulded redwood facings and skirtings. There are 15 pane glazed doors to the vestibule and sitting room (which has double leaf doors).

There are fitted wardrobes in three of the four bedrooms.
The kitchen joinery consists of cottage style fitted units with black laminate worktops. There are also floor units in the utility.

*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 at present but it there is assumed to be a boarded up fireplace opening in the sitting room. There is also assumed to be a flue serving the kitchen.

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

Internal decorations

Decorated areas include emulsioned ceilings and walls. Most of the joinery is varnished but the skirtings do not appear to have been treated.

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 “pay as you go” meter on a backing plate fixed to the garage wall.

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. 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 plastic construction.

Sanitary ware to the bathroom includes a WC, wash-hand basin, bath and tiled shower cubicle.

There is a WC, wash-hand basin and bath in the en-suite.

Both the kitchen and utility have stainless steel insert sinks.

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 underfloor heating pipes from an oil boiler in the garage. There appears to be two manifold points for the heating. The rooms have wall thermostats.

Water is heated by the oil boiler in a 170 litre capacity unvented cylinder in the loft. It is also fitted with an immersion heater.

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 connects to a private drainage system incorporating a septic tank. Informed that the soakaway was recently redone.

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

Fire, smoke and burglar alarms

There are smoke detectors in the hall and a heat detector in the kitchen.

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

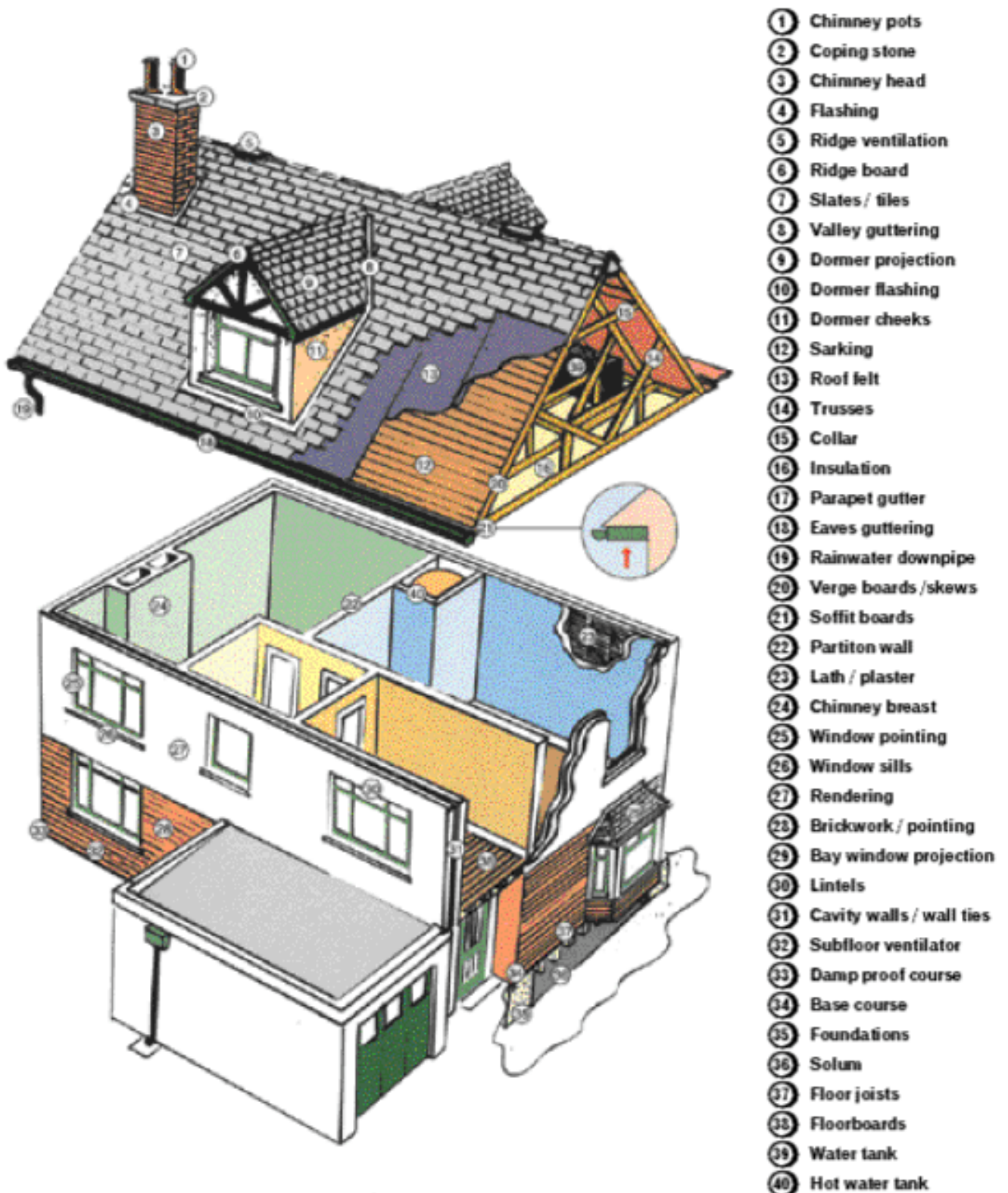
Any additional limits to inspection:

At the time of my inspection the property was unoccupied and unfurnished with floors fully 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. Japanese Knotweed can be very difficult and expensive to eradicate.

I have not carried out any tests nor done any investigations in regard to the levels of radon gas in the property. Some properties in Orkney have high levels of radon gas which may be injurious to health.





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 matters noted requiring comment.	
 Dampness, rot and infestation		
Repair category:	2	
Notes:	Damp patches were noted on the ceiling in the utility (around the extract fan and ceiling light). Small damp patch recorded at the base of the wall under the front sitting room window. There are condensation marks on the ceiling in the middle rear bedroom and the master bedroom. Evidence of vermin activity in the loft (droppings and chewed insulation)	
 Chimney stacks		
Repair category:	1	
Notes:	Neither of the two flues have been fitted with ventilated caps to prevent water ingress assuming neither is in use.	
 Roofing including roof space		
Repair category:	2	
Notes:	Some filler has been applied to the verge closer pieces near the bottom of the west gable verge. Grass and debris in the valley gutters. Some staining to the rear fascia board.	







SINGLE SURVEY

	Rainwater fittings
Repair category:	1
Notes:	No significant defects noted but there is some grass growing in the gutters.
	Main walls
Repair category:	2
Notes:	Some mastic has come out of the base of the construction joints on the back wall. The mastic in the construction joints has become brittle. Grille is missing from a vent on the west gable.
	Windows, external doors and joinery
Repair category:	1
Notes:	No significant defects noted. Could not open the front door as there was no key available.
	External decorations
Repair category:	N/A
Notes:	There are no external decorations.
	Conservatories / porches
Repair category:	N/A
Notes:	There are no conservatories/porches.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.
	Garages and permanent outbuildings
Repair category:	2

SINGLE SURVEY

Notes:	<p>Section of loose render and roughcast at the side of the garage window nearest the vehicle door. Wall crack internally at this window.</p> <p>The arm of the door closer to the fire door between the house and garage has been disconnected and the door handle is loose. Also gap at the bottom of this door.</p> <p>There are holes through the internal gable wall for cables and pipes. To preserve the fire integrity of this division wall they should be filled with intumescent mastic.</p> <p>Missing vents along the rear eaves soffit.</p>
 Outside areas and boundaries	
Repair category:	1
Notes:	<p>Scope for further development of the garden ground. Good surface water drainage should be maintained along the rear of the house to adequately take away surface water coming down from the higher ground above.</p> <p>Sections of the stone side walls to the drive require repair.</p> <p>Grass growing up between the joints in the concrete slab paving. Also grass and weeds in the gravel drive and in the strip around the house.</p>
 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:	2
Notes:	<p>There are some gaps around the edges of the laminate flooring and many of the joints in the boards have risen. There is an open raised edge to the boarding at the door through into the garage. Also some scraping to the top surface of the laminate boarding in the utility.</p> <p>The cork tiles in the entrance vestibule are showing signs of wear and tear.</p>
 Internal joinery and kitchen fittings	
Repair category:	2

SINGLE SURVEY

Notes:	Some internal doors have twisted slightly. Mortice latch missing from the front bedroom door. Wardrobe door in the master bedroom does not shut. Hanging rail not yet fitted in the front bedroom wardrobe. Some minor wear and tear to kitchen units commensurate with age and usage.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	2
Notes:	Internal re-decoration is presently being undertaken but not yet completed. In particular the insides of wardrobes and cupboards have yet to be done as well as the ceilings in several rooms. The timber skirtings have not yet been treated.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	2
Notes:	The outside light at the front door is loose and hanging down on the cable. There is no evidence of recent testing and failure to service and test increases safety risks.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	No significant defects noted but there is some staining to the grout between the shower tiles.

SINGLE SURVEY



Heating and hot water

Repair category:

2

Notes:

There appears to be a leak at the top of the hot water cylinder between it and the pressure vessel above.
The oil tank does not appear to be tied down.
The wire cage over the balanced flue has rusted.
There is no evidence of recent testing and failure to service and test increases the risk of breakdowns.



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.

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	N/A
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
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.

1. Which floor(s) is the living accommodation on?	Ground
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?	Yes
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 conveyancer

Check

- Rights and responsibilities for shared fences etc.
- That all necessary Local Authority approvals were obtained for the original construction and that a Completion Certificate was obtained
- That the Title is clean and Heritable with no onerous burdens or conditions.
- That the septic tank conforms to SEPA regulations.

Estimated re-instatement cost for insurance purposes

£ 300,000 (Three Hundred Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £ 215,000 (Two Hundred and Fifteen 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:

26 August 2016