



Property address: Overhouse
Rendall
Orkney
KW17 2NZ

Customer: Mr & Mrs Perry

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Rendall
Orkney
KW17 2NZ

Date of inspection: 20 September 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 together with a stone built shed and polytunnel set in about 2 acres of ground.
The property is used for entirely residential purposes.
The front of the property faces west.

Accommodation

Ground Floor: Entrance Porch/Vestibule, Sitting Room, Kitchen & Dining Room, Utility, Passage, (3) Bedrooms.

Gross internal floor area (m²)

The gross internal floor area of the property is approximately 143m².

Neighbourhood and location

The property is situated in the Lyron area of Rendall. The property is in a rural location and access is by a long, shared, unmade roadway. Local amenities include a primary school, doctor's surgery and community centre. All other usual facilities can be found in Kirkwall or Stromness. Neighbouring properties are scattered houses and farms.

Age

The property is approximately 8 years old from completion.

Weather

The weather was dry and sunny.

The report should be read in context of these weather conditions.

Chimney stacks

There is one block built chimney stack with a roughcast finish, concrete cope, chimney can and lead flashings around.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Pitched timber framed roof structure comprising timber trusses (with nailed plywood gusset plates), plywood sarking and plain interlocking concrete tiles. Mechanically fixed and vented ridge tiles and plastic verge cover pieces.

Lead valley gutters.

The roof space was noted to be insulated to a depth of about 150mm. Short lengths of alkathene tubing have been inserted along the eaves to provide some ventilation into the roof space.

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

Rainwater fittings are uPVC gutters and tubular downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The main walls are understood to be of cavity blockwork construction finished externally with roughcast. Plastic render beads at construction joints and corners.

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.

The external door is a timber unit with double glazed panels.

There is no other external joinery.

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 wood-stain to external joinery items.

Visually inspected.

Conservatories / porches

The entrance porch details have been incorporated into the other sections.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

Stone shed inside size 8.90 x 3.70m with one gable removed and the open end infilled with OSB boarding on framing. Pitched roof clad with Big 6 corrugated asbestos cement (or fibre cement) sheeting. Earth floor. Water and electricity supply. There is a wire mesh chicken run attached to the side of this building. Polytunnel size approximately 16 x 5m.

Visually inspected.

Outside areas and boundaries

The site is defined by post and wire fences. The ground extends to about 2 acres in total and is divided into the grassed area around the house and a low lying marshy/meadow area to the rear.

Gravel drive and parking area. Gravel paths around the house.

Long, shared, unmade access roadway into the property from the public road.

Visually inspected.

Ceilings

The ceilings are lined with foil backed plasterboard.

Visually inspected from floor level.

Internal walls

The inside faces of the external walls have been lined with timber framing and plasterboard. Informed that insulation was fitted between the framing.

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 floors are of solid (presumed concrete) construction. The sitting room and bathroom have a timber boarded finish, the kitchen a slate tiled finish, the entrance porch a tiled finish and the bedrooms and passage a carpeted 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 timber lined and ledged doors with latches and moulded timber facings and skirtings.

Fitted wardrobes in two of the bedrooms. Fitted unit in the entrance porch.

The kitchen joinery consists of fitted units with cottage style pine doors and mosaic tiled worktops. Gas and electric range set in a tiled alcove.

Fitted unit and laminate worktop in the utility room.

Built-in cupboards were looked into but no stored items were moved.

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

Enclosed solid fuel stove in the sitting room set in a tiled fireplace opening which has a timber surround.

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

Internal decorations

Decorated areas include emulsioned ceiling and walls and stained and 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 an MCB distribution board and meter in the entrance porch 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. Bottle gas serving the range in the kitchen.

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 a WC, wash-hand basin, free standing roll-top bath and a tiled shower cubicle with a mixer shower. Insert porcelain sink in the kitchen and a stainless steel sink in the utility.

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 oil fired central heating (Potterton Statesman Flowsure combi boiler) to radiators with thermostatic valves throughout the house.

There is also an enclosed multi-fuel stove in the sitting room.

Domestic hot water is provided from the oil fired combi boiler.

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.

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

Fire, smoke and burglar alarms

There are smoke detectors in the passage.

Visually inspected.

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

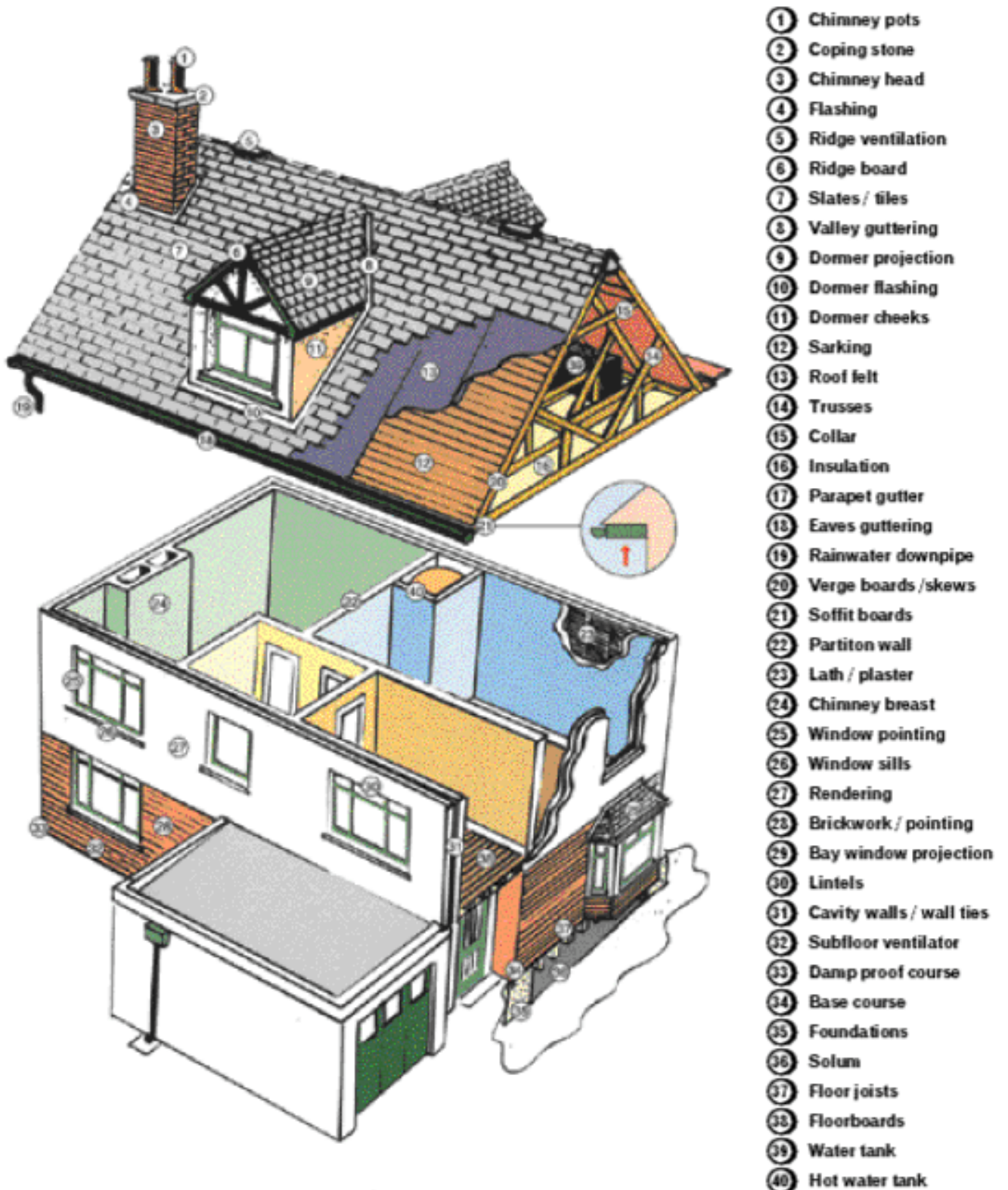
Any additional limits to inspection:

At the time of my inspection the property was occupied and fully furnished 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






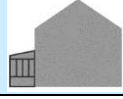



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.

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	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.		
 Rainwater fittings			
Repair category:	1		
Notes:	No significant defects noted but there is some grass in the gutters.		






SINGLE SURVEY

 Main walls	
Repair category:	1
Notes:	No significant defects noted.
 Windows, external doors and joinery	
Repair category:	1
Notes:	No significant defects noted.
 External decorations	
Repair category:	1
Notes:	No significant defects noted.
 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 stone shed is in only fair order and ongoing maintenance is likely.
 Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted but there is scope for further development of the garden ground.

SINGLE SURVEY

	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 but the surface of the passage floor appeared to be slightly uneven.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.

SINGLE SURVEY

 Electricity	
Repair category:	1
Notes:	No significant defects noted. There is no evidence of recent testing and failure to service and test increases safety risks.
 Gas	
Repair category:	1
Notes:	No significant defects noted. There is no evidence of recent testing. Failure to service and test can increase safety risks. Pipework and appliances should be maintained on an annual basis by a Gas Safe registered consultant.
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects noted.
 Heating and hot water	
Repair category:	1
Notes:	No significant defects noted. There is no evidence of recent servicing. Failure to undertake regular servicing can reduce the efficiency of the boiler.
 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	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
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	1
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	1
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
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

- Ownership and responsibilities for the boundary treatments and access road/track.
- Rights and responsibilities for shared fences etc.
- That all necessary Local Authority approvals were obtained for the original construction. There is a letter from Orkney Islands Council stating that no Completion Certificate was issued but no enforcement action will be taken for building works carried out prior to 30 April 2005. There is no mention of anything for the works carried out after that time.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- That the septic tank conforms to SEPA regulations.
- Rights of access over the access roadway.
- That there is a professional certificate covering the construction (if required).

Estimated re-instatement cost for insurance purposes

£ 295,000 (Two Hundred and Ninety Five 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. It also assumes that all the issues regarding permissions and certificates have been resolved.

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 September 2016

