



Property address: Hestia
Harray
Orkney
KW17 2LQ

Customer: Mr Malcolm Derrick & Mrs Elizabeth Train

Customer address: Hestia
Harray
Orkney
KW17 2LQ

Date of inspection: 22 August 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 bungalow, a detached garage and workshop, a small greenhouse and garden ground.
The property is used for entirely residential purposes.
The front of the property faces south west.

Accommodation

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Kitchen and Dining Room, Rear Vestibule, (2) Bedrooms & Bathroom.

First Floor: Landing, (2) Bedrooms & (2) En-Suite Shower Rooms.

Gross internal floor area (m²)

The gross internal floor area of the property is approximately 144m².

Neighbourhood and location

The property is situated within a group of new bungalows beside Harray Stores in the parish of Harray.
The property is in a rural location.

SINGLE SURVEY

Local amenities include a nearby shop. Primary school, doctors' surgery, shops, hotel and community church in Dounby some 2 miles distant.

Age

The property is approximately 6 years old.

Weather

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

Chimney stacks

There are no chimney stacks.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Pitched timber framed roof structure comprising trusses, OSB sarking and profiled interlocking concrete tiles. There are mechanically fixed and vented concrete ridge tiles and concrete verge tiles. Lead valley gutters where the front wing connects with the main roof. Lead abutment flashings over the front bay window roof.

The roof spaces were noted to be insulated to a depth of 250mm on the flat surfaces and 150mm on the vertical surfaces.

The upstairs rooms are lit by (7) 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 space only.

Rainwater fittings

Rainwater fittings are profiled uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The main walls are of structural timber framed construction with a roughcasted blockwork outer leaf. Differently coloured roughcast to the base course. White plastic expansion joints have been fitted into the blockwork.

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.

External doors comprise a double glazed uPVC front door with side screen, a double glazed uPVC rear door and a set of double leaf uPVC patio doors opening outwards.

Joinery includes timber roof fascias and barge boards.

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 woodstained fascias and barge boards.

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

Detached garage and workshop inside size 8.10x4.14m. It is constructed of blockwork walls roughcasted externally and pointed internally, a pitched timber framed roof structure clad externally with concrete tiles (the loft is floored for storage), a concrete floor, metal

roller shutter door and double glazed uPVC window and external door. The garage also has a sink unit with hot and cold water.

To the front of the garage is a freestanding aluminium greenhouse size 2.50x1.90m fitted with plastic wall panels. It also has timber benching inside.

Visually inspected.

Outside areas and boundaries

The site is defined by blockwork retaining and garden walls and timber fencing. Decorative gravel drive and parking area. Paved patio area to the front of the house. The front lawn is at a higher level than the patio and has a retaining wall next the patio. Several raised beds with blockwork walls. Decorative outside lighting incorporated into the walls of the raised beds.

Visually inspected.

Ceilings

The ceilings are mainly lined with plasterboard.

Visually inspected from floor level.

Internal walls

Internal walls and partitions are lined with plasterboard. The ground floor bathroom is fully tiled and the en-suites have tiled dados.

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 but no access was obtained under.

Suspended timber upper floors.

The hall, and both ground floor bedrooms have laminate flooring and the kitchen, bathroom and shower rooms have vinyl flooring.

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 flush plywood doors and moulded redwood facings and skirtings. Glazed inner door to the front entrance vestibule.

The kitchen joinery consists of modern fitted floor and units incorporating white goods.

There are fitted wardrobes in all the bedrooms with glazed sliding doors.

Closed tread timber stair with redwood balusters and handrail.

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 chimney breasts and open fireplaces.

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

Internal decorations

Decorated areas include mainly emulsioned ceilings and walls.

Joinerwork is mainly varnished.

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 meter in the cupboard in the entrance vestibule.

PVC sheathed cables to power and lighting circuits.

Speakers in the ceilings to some ground floor rooms and externally at the front patio area.

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 uPVC construction.

Sanitary ware to the bathroom includes a WC, wash-hand basin and bath with a shower off the taps. Both en-suite shower-rooms have a WC, wash-hand basin and corner shower with a mixer shower.

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 an oil fired boiler located in the entrance vestibule cupboard which heats radiators throughout the house.

Domestic hot water is provided from an insulated, unvented, cylinder by the oil boiler.

Oil tank situated on a raised plinth in the back corner of the garden.

*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. The septic tank is in the front garden with access by a chamber built on top of the 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 hallway, landing and kitchen.

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

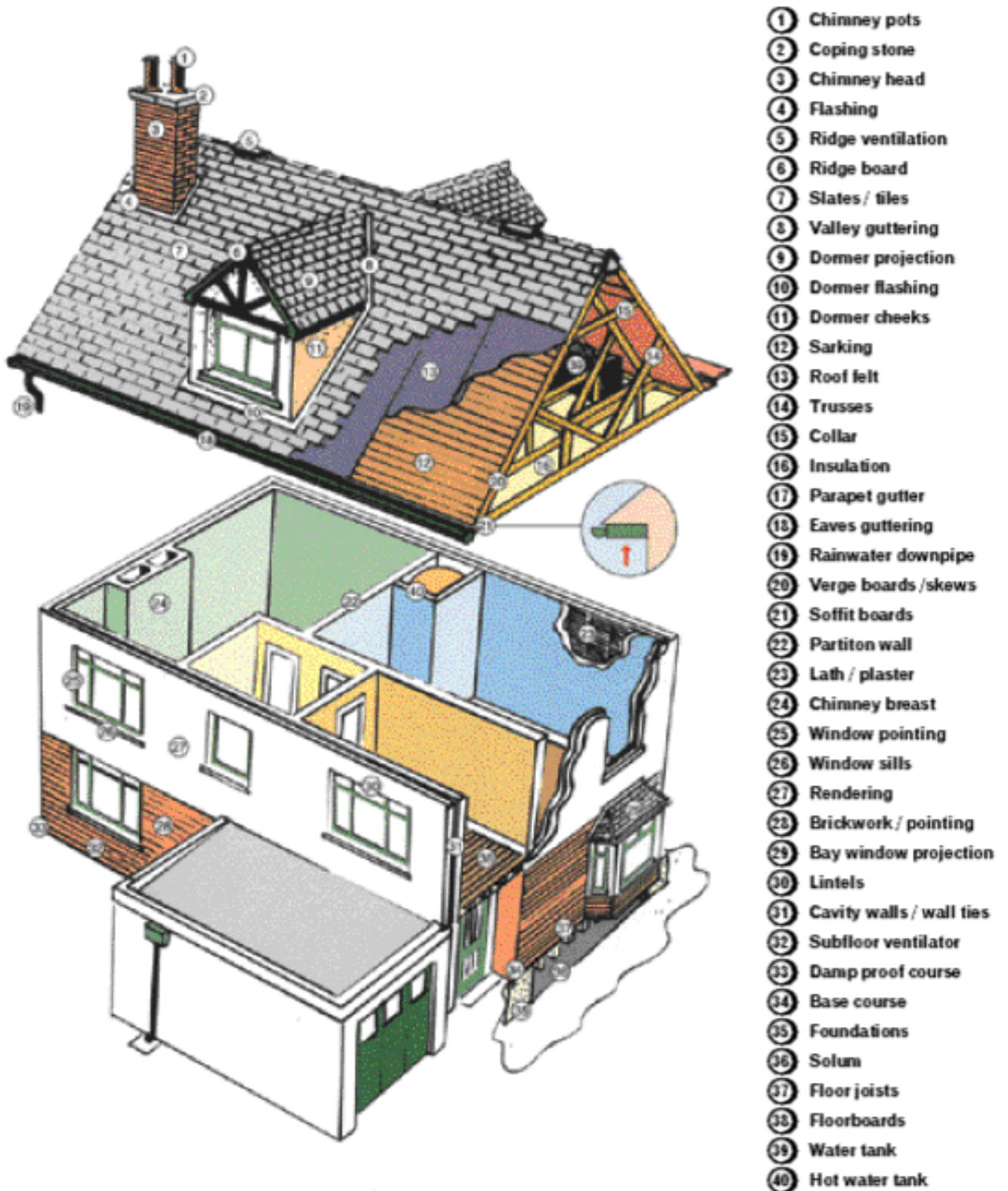
Any additional limits to inspection:

At the time of our inspection the property was occupied and fully furnished with floors 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.

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








- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank








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:	N/A		
Notes:	There are no chimney stacks.		
 Roofing including roof space			
Repair category:	1		
Notes:	No significant defects noted.		
 Rainwater fittings			
Repair category:	1		
Notes:	No significant defects noted.		






SINGLE SURVEY

 Main walls	
Repair category:	2
Notes:	Boss roughcast was noted to the front walls either side of the bay window.
 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:	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
Notes:	Some patches of boss roughcast on the front gable of the garage.
 Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted.

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.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.
	Chimney breasts and fireplaces
Repair category:	N/A
Notes:	There are no chimney breasts and fireplaces.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted but there is some cracking at the tops of the walls on the upper floor.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.

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 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:	N/A
Notes:	There is no gas installation.
 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.
 Drainage	
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	1
Chimney stacks	N/A
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
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	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	N/A
Internal decorations	1
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?	No
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 conveyancer

Check

- Ownership and responsibilities for the boundary treatments and access road/track.
- Rights and responsibilities for mutual parts, shared fences etc.
- That all necessary Local Authority approvals were obtained for the original construction in 2006 and any subsequent alterations or extensions.
- 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

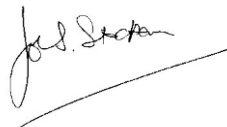
Estimated re-instatement cost for insurance purposes

£ 275,000 (Two Hundred and Seventy Five Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £200,000 (Two Hundred 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:

28 August 2013