



Property address: The Steading
Longhope
Hoy
Orkney
KW16 3PG

Customer: Bernard, Rosemary, Michael Ainsworth and
Charlotte Maclean

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Longhope
Orkney
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Date of inspection: 13 October 2015

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	<p>A detached house with garden ground and a garden shed/workshop. Across the public road is a boat house and slipway together with garden ground and foreshore.</p> <p>The property is used for entirely residential purposes. The front of the property faces north east.</p>
Accommodation	<p>Ground Floor: Entrance Vestibule, Bedroom, Inner Hall & Staircase, Utility Room.</p> <p>First Floor: Kitchen & Dining Area, Sitting Room, (2) Bedrooms, En-Suite Shower Room, Bathroom.</p>
Gross internal floor area (m²)	<p>The gross internal floor area of the property is approximately 138m².</p>
Neighbourhood and location	<p>The property is situated at the east end of Longhope village on the island of Hoy in Orkney.</p> <p>The property is in a mainly rural location.</p>

Local amenities include a primary school and community centre, general merchants, doctor's surgery, hotels, church and a regular ro-ro ferry service to mainland Orkney
Neighbouring properties are mainly private residences.

Age

The property is approximately 6 years old.

Weather

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

Chimney stacks

Large feature stone built chimney stack with three faces having a roughcast finish. The chimney has a concrete cope, one flue and lead flashings around.

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

Roofing including roof space

Pitched roof clad with Redland Cambrian (or equivalent) interlocking slates. Mechanically fixed concrete ridge tiles and plastic verge pieces. There are (4) Velux roof-lights incorporated into the rear roof slope providing additional light into the stairwell and sitting room.

The upper floor ceilings follow the sloping underside of the roof structure and no access was obtained to view the structure nor the insulation.

*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.

SINGLE SURVEY

Rainwater fittings

Rainwater fittings are black uPVC gutters and tubular downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The house has a structural steel frame and the main walls are understood to have a timber framed inner leaf and a roughcasted blockwork outer leaf.

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

Windows, external doors and joinery

The windows are made of hardwood. The large front and gable windows are fitted with triple glazing and the others with double glazing.

External doors are of double glazed hardwood construction and include hinged entrance doors to the entrance vestibule and master bedroom as well as (3) sets of sliding patio doors to the balconies and rear patio.

Other joinery items include timber fascias and barge boards around the roof.

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 woodstain treatments to the external joinery items.

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

The outbuildings comprise the following:-

Garden Shed/Workshop – inside size 6.10 x 3.90m constructed of stone walls, pitched grey slate roof (on new roof structure), flagstone and stone sett floor, lights and power supplies. This building was originally thought to have been a stable.

Boat House – inside size 10.80 x 3.80m constructed of stone walls, very shallow mono-pitched roof clad externally with profiled metal sheeting having a plastisol coating and internally with rigid insulation, concrete floor, hardwood windows and doors, lights and power supplies and a boat winch.

Car Port and Fuel Stores – there is an open area under a section of the house extending to approximately 59m² which provides car parking space and fuel (log & peat) storage areas. The parking areas are gravel covered.

Visually inspected.

Outside areas and boundaries

The house site is on the south west side of the public road and is defined by stone walls and has a frontage of approximately 44m and a depth of 32m. There is a timber gate in the front wall leading into a gravel covered parking area to the front of the house. Concrete path along the front of the house and gravel paths to the sides. There is a raised timber patio area to the rear of the house which extends over the block retaining wall and gravel path. There are timber balconies at first floor level along the front of the house and south east gable. They have a single ply waterproofing membrane, timber fascia boards and stainless steel balusters and wires. There is a flagstone path down to the garden shed. The remainder of the ground is laid to grass.

The boat house is located on the north east side of the public road in an area of ground between it and the sea and which has a frontage of approximately 50m and a depth of 30m. The public road forms the south west boundary, the sea the north east boundary, the mid-point of the burn the east boundary and the extended line of the house site north west boundary the north west boundary (this boundary is not currently defined). There is a concrete slipway from the boat house down

to the sea. A flagstone patio area has been formed with a gravel access area. The remainder of the site is laid to grass. There is also the stone covered foreshore.

Visually inspected.

Ceilings

The ceilings are mainly lined with plasterboard.

Visually inspected from floor level.

Internal walls

Informed that the inside faces of the external walls are lined with plasterboard having insulation bonded to the inside face. Also informed that the external walls are fitted with rigid Kingspan insulation between the timber frames.

The internal walls are generally of timber framed construction clad with plasterboard.

The walls in the bathroom and shower room have been tiled.

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 is of solid (presumed concrete) construction and incorporates heating pipes. The bedroom floor has an oak board topping and the others a tiled finish.

The upper floors are assumed to be of suspended timber construction and also incorporate heating pipes. The floors generally have an oak board topping apart from the kitchen area, bathroom and shower-room which have a tiled 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 unfixated 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 comprises oak doors with oak facings and skirtings.

Oak open tread stair on a steel support. Glass panel on the outer side of the stair.

The kitchen joinery comprises black fitted units including an island unit, built in white goods, ovens, induction hob and feature stainless steel extract hood. Purpose made shelving in the utility room with flagstone covered worktops.

Double height fitted wardrobes in both upstairs bedrooms.

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

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

Stone built fireplace incorporating a wood-burning stove.

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

Internal decorations

Decorated areas include mainly emulsioned ceilings and walls.

Joinerwork has a clear finish.

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 distribution boards and meters in the utility room

PVC sheathed cables to power and lighting circuits.

Lighting is recessed Cube lighting and lights on stainless steel suspension cables.

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 supply.

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 or plastic construction.

Sanitary ware to the bathroom includes a WC, wash-hand basin, roll top bath and shower (mixer). The en-suite has a WC, wash hand basin and tiled shower (mixer).

Insert stainless steel sink in the kitchen and a porcelain "butlers" 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 an air-to-water heat pump to underfloor heating. There is also a wood burning stove in the sitting room and electric heated towel rails in the bathroom and en-suite shower room.

Domestic hot water is provided from an un-vented, insulated, indirect cylinder either by the heat pump or 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 is understood to connect 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 hard wired smoke and heat detectors in the property.

Visually inspected.

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

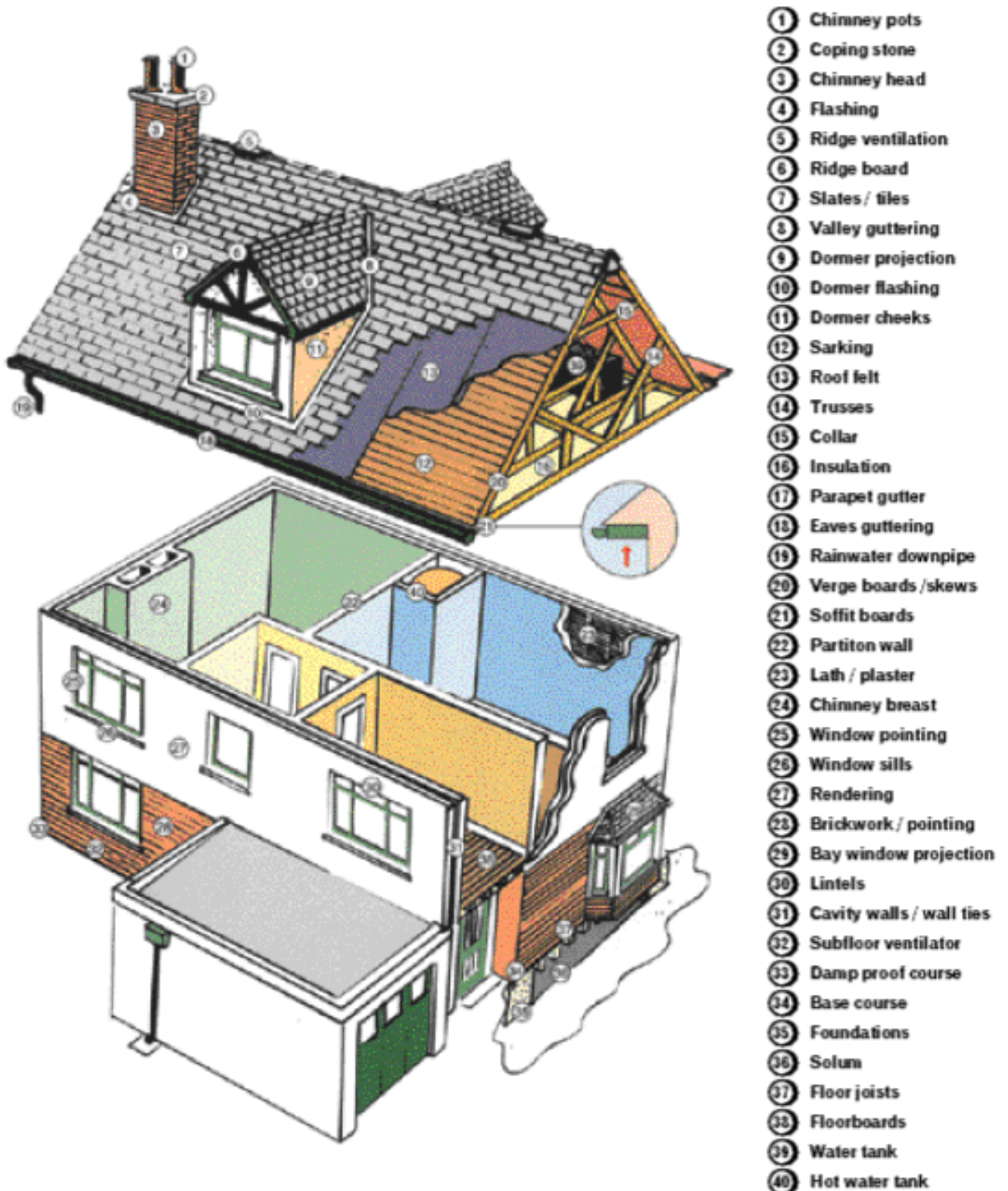
Any additional limits to inspection:

At the time of my inspection the property was unoccupied and 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. 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






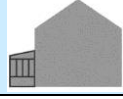



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.

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.		






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:	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:	1
Notes:	No significant defects noted but there is a bulge on the west wall of the boat house.
 Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Ceilings
Repair category:	1
Notes:	No significant defects noted but the jointing tape on the car port ceiling is peeling, the nail heads are showing through and there is some staining of the boards.
	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:	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:	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.

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	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	1
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?	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 conveyancer

Check

- That all necessary Local Authority approvals were obtained for the original construction 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.

Estimated re-instatement cost for insurance purposes

£ 435,000 (Four Hundred and Thirty Five Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £ 265,000 (Two hundred and Sixty Five Thousand Pounds). This can be split into the House at £235,000 and the Boat House and ground on the other side of the road at £30,000.

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:

21 October 2015