

Home Report



Property address:

Sandy Hook
Ness Road
Burray
Orkney
KW17 1SS

Customer:

Mr & Mrs Smith

Customer address:

Hamnavoe
Wyndhill Park
By Beauly
Inverness-shire
IV4 7AR

Report prepared by:

Orkney Surveying Services
Castlehowe
Sower Road
Orphir
Orkney
KW17 2RE

Date of inspection:

25th April 2017

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 bungalow, with integral garage, large storage shed and a large garden. Note: the lower part of the garden may be suitable for development as a building plot; further advice should be sought from Orkney Islands Council.

Accommodation

Sitting Room, Kitchen/Dining Room, Three (3) Bedrooms, Utility, Bathroom, WC, Hall, Vestibule.

Gross internal floor area (m²)

The gross internal floor area of the house, not including the garage, is approximately 100m².

Neighbourhood and location

The property is located in the village of Burray, in Orkney's linked south isles. Basic amenities, such as a shop and Primary School, are available locally in Burray. The usual full range of amenities are available in Kirkwall, which is around 12 miles from the property. Orkney is well connected to the Scottish mainland by three ferry routes, and regular air connections to Inverness, Aberdeen, Edinburgh and Glasgow.

Age

The property is understood to date from 1978.

Weather	<p>The weather was cold with frequent heavy showers, following a period of changeable weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>There are no chimney stacks.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched roof clad with concrete tiles. The roof space consists of timber trusses, plywood sarking and fibreglass insulation to the ceiling joists. Flat roofs to the front porch and over the utility/garage; both roofs are clad with felt.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>Round profile uPVC gutters and downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>The external walls are constructed of precast concrete sections. A number of similar properties were built in Orkney in the late 1970's, by Scapa Homes. Dry dash external finish, with concrete cills and smooth plaster below the damp-proof course and to the ingoes. Stone effect cladding to the front porch.</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>White uPVC windows and external front door; timber back door. All uPVC windows to the main part of the house are understood to have been replaced in 2015; the windows and door to the front porch were replaced in March 2017. Timber fascias and soffits. uPVC cladding to the gable walls.</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>The back door and the fascias and soffits are all painted. Ingoes and cills are white-washed. The metal garage door is painted.</p> <p><i>Visually inspected.</i></p>

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Conservatories / porches

There is a porch to the front door, consisting of external walls with stone effect cladding, uPVC windows and door, flat roof clad with felt.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is an integral single garage, consisting of concrete floor, precast concrete walls and a flat roof clad with felt. Metal up and over garage door. Internal dimensions: 5.1m x 3.7m.

Timber storage shed, consisting of concrete block floor, timber walls and pitched roof clad with felt. Internal dimensions: 7.8m x 3.45m.

Visually inspected.

Outside areas and boundaries

Tarred driveway and parking area; boundaries are marked by fences or concrete block walls. Extensive garden grounds to the front and back of the house, which are mainly laid to grass.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Internal walls are lined with plasterboard.

Visually inspected from floor level.

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

Floors including sub floors

Solid concrete ground floor.

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

Original fitted floor and units to the Kitchen, with newer worktops.
Timber window cills and plywood ingoes.
Softwood skirtings and facings.
Internal doors are mainly flush plywood, with a panel door to the WC.

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 or fireplaces.

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

Internal decorations

Textured plaster (Artex or similar) to the ceilings.
Walls are papered or painted.
Tiled splash-backs to the Kitchen and Bathroom; there is also some wall vinyl to the Kitchen.
Internal woodwork is varnished or painted.
Floor coverings consist of carpet to the Sitting Room, Bedrooms and Hall; vinyl to the Kitchen/Dining Room, Utility, WC, Bathroom and Front Porch.

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 meters, in the cupboard in the Utility.

Smoke detectors fitted to ceilings of the Hall and Utility.

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 Calor Gas supply to the property.

Water, plumbing and bathroom fittings

The property is understood to have a mains water supply. The pipework, where visible, is of copper and UPVC construction.

Cold water header tank to the roof space, with fibreglass insulation.

Sanitary ware includes:

Kitchen – 1.5 bowl stainless steel sink and drainer.

Bathroom – Bath with electric shower above, wash-hand basin in vanity unit, WC.

WC – wash-hand basin, WC.

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 underfloor heating throughout the main part of the house, with wall thermostats to each room.

Electric storage heater to the Utility, and an electric plug-in bar heater fitted to the wall of the Front Porch.

Electric focal point fire in the Sitting Room.

Electric towel rail to the Bathroom.

The hot water cylinder is difficult to access, being built into the corner of the fitted kitchen units. The cylinder is insulated and is fitted with dual electric immersions.

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 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.

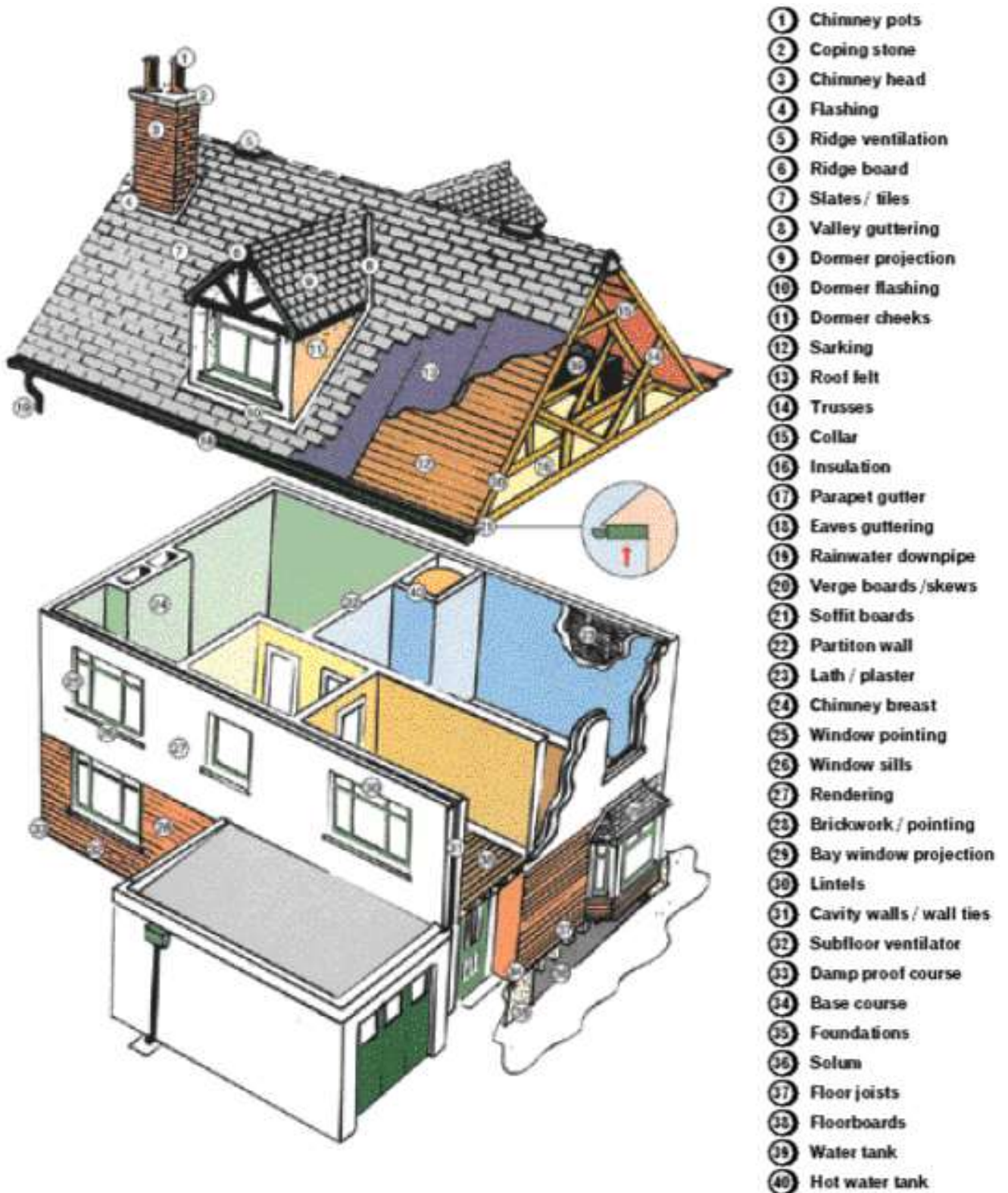
There was no access for inspection to the floor structure or behind wall linings.

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. Some signs of dampness noted to sarking in the roof space.	
 Chimney stacks		
Repair category:	N/A	
Notes:	There are no chimney stacks.	
 Roofing including roof space		
Repair category:	1	
Notes:	Some historic damp staining noted to the plywood sarking and attic flooring, particularly around the gables. This issue is thought to have been resolved with the new window and uPVC gable cladding. Felt to the flat roofs appears weathered in places, but serviceable.	
 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:	Some signs of rot noted to the back door and frame.	

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	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:	1
Notes:	The storage shed appears weathered, but functional. Some signs of historic dampness noted to the underside of the garage roof. It is understood that recent works to the flat roof have now addressed this issue.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted. Cracks noted to boundary walls.
	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.

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	Chimney breasts and fireplaces
Repair category:	N/A
Notes:	There are no chimney breasts or fireplaces.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted. Note: the textured plaster to the ceilings may contain asbestos. This should not present a hazard as long as the finishes remain in good condition. If the finishes are to be disturbed, appropriate working practices should be used.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	No significant defects noted. Regular electrical inspections should be carried out.
	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. The drainage system was not tested. Rodding eye pipework is standing clear of ground.

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	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	1
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	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
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?	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 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.
- Potential planning consent for adjoining plot.

Estimated re-instatement cost for insurance purposes

£200,000 (Two Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £150,000 (One Hundred and Fifty 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:

1st May 2017