



Property address: Vinya Heim
Deerness
Orkney
KW17 2QQ

Customer: John & June Humphreys

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Deerness
Orkney
KW17 2QQ

Date of inspection: 04 & 06 May 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 two storey dwelling house (former school house), attached former school buildings, various outbuildings, all set within a walled site extending to just under half an acre. The property is used for entirely residential purposes. The front of the property faces south east.
Accommodation	Ground Floor: Entrance Porch, Hallway, Sitting Room, Dining Room, Kitchen, Utility, Toilet. First Floor: Landing, (3) Bedrooms, Shower (Wet) Room.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 129m ² .
Neighbourhood and location	The property is situated in the parish of Deerness in the East Mainland of Orkney. The property is in a rural location.

Local amenities include a primary school and community centre.
Neighbouring properties are a mix of private and social housing.
The house, school, boundary walls and lavatory block are listed – Category C

Age

The property is understood to have been built in 1875.

Weather

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

Chimney stacks

There are (3) stone built chimneys serving the house. They have a harled finish and each has (2) cans. Only one of the chimneys (the one serving the sitting room) appears to have lead flashings around.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Pitched timber framed roof structure over the main house comprising timber rafters, board sarking and natural slates. The east slope of the main roof appears to have been re-slatted with the remainder being the original slating. Replacement and original ridge tiles bedded in mortar. Lead valley gutters. Concrete skewers at the roof verges.

This roof space was noted to be insulated to a depth of 250mm.

The single storey roof over part of the kitchen is a “lean-to” roof clad with natural slates with a lead abutment flashing where the top of the roof abuts the main house wall. No access was obtained into this roof-space to check the condition of the timbers or the existence of insulation.

The utility room has a flat concrete roof.

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 main roof space only.

Rainwater fittings

Rainwater fittings are mainly cast iron gutters and tubular cast iron downpipes.

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

Main walls

The main walls are of stone construction with a harled exterior finish.

The construction of the walls of the kitchen extension and utility cannot be confirmed but they are thought to be of blockwork (possibly cavity) construction. They also have a harled exterior finish.

*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 replacement double glazed uPVC casements.

The front door (to the porch) is a panelled timber door. The back door to the utility is a timber door with two single glazed (wired glass) panels.

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 paint to the exterior timber joinery items and cast iron rainwater goods.

Visually inspected.

Conservatories / porches

There are no conservatories.

Entrance porch inside size 1.72 x 1.71m constructed of a brickwork base, single glazed timber windows, pitched roof clad with natural slates and a solid floor

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

Attached to the house is the former school building with a gross internal floor area of approximately 161 sq.m. It consists of (4) rooms, a front entrance porch, a corridor, a toilet (shared with the house) and a rear entrance porch. This building is constructed of stone walls with a harled finish, pitched roofs clad with natural slates (there is also a section of flat roof with a felted finish), mainly suspended timber floors (although there are some solid and flagstone floors), single glazed sash and case windows, mainly plaster or lath and plaster finishes internally with some timber dado linings. A solid fuel range has been installed in one of the rooms.

The other outbuildings comprise the following:-

1 Former toilet block overall size approximately 10.00m x 1.60m divided into compartments and constructed of stone walls and mono-pitched slate roofs.

2 Storage shed inside size 4.30 x 3.00m constructed of stone walls, flat concrete roof and gravel floor.

3 Garage inside size 4.35 x 3.07m constructed of stone walls, flat concrete roof, concrete floor and glazed timber doors.

4 Hen house inside size 2.80 x 2.00m constructed of block walls and a pitched corrugated iron roof.

5 Timber garden shed size 2.00 x 1.20m.

Visually inspected.

Outside areas and boundaries

The site is defined by stone walls enclosing a site of 1968 sq.m area (0.486 acres).

There is a grassed garden area to the east of the house and a hardcore parking area to the front of the school. The remainder of the site is currently used as a “lay-down” area for various materials and vehicles.

Visually inspected.

Ceilings

The ceilings are mainly lined with the original lath and plaster but were informed that the dining room, kitchen and spare bedroom (north east room) have had replacement plasterboard ceilings.

Visually inspected from floor level.

Internal walls

The inside faces of the external walls of the original building are mainly finished with lath and plaster although some may be lined with plasterboard. The inside faces of the external walls in the kitchen and utility are plastered on the hard. Internal partitions are of timber stud construction clad with lath and plaster.

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 mainly of solid (possibly flagstone with a screeded finish) construction but this cannot be confirmed.

The kitchen extension and utility floors are likely to be of concrete construction.

The sitting room has a suspended timber floor. No access was obtained under this floor.

The upper floor is of suspended timber construction.

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 consists of mainly panelled timber doors (some have been flushed with plywood or hardboard) and moulded timber facings and skirtings.

Closed tread timber stair.

The kitchen joinery consists of cottage style fitted units with laminate worktops.

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

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

Open fireplaces in the sitting room and dining room each with a tiled fireplace and firebrick back. The dining room fireplace also has a back boiler built in. The three bedroom fireplaces have been sealed and not currently in use.

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

Internal decorations

Decorated areas include emulsioned ceilings, papered or emulsioned walls and painted 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 kitchen.

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 kitchen hob.

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, plastic and cast iron construction.

Sanitary ware to the shower-room includes a WC, wash-hand basin and shower area with an electric shower. Stainless steel sink in the kitchen. WC and wash hand basin in the toilet.

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 fired from a Grant Vortex condensing oil boiler to radiators throughout the house. The system is pressurised. Also two open fires still in use.

Domestic hot water is provided from an unvented, indirect, insulated cylinder heated from the oil boiler or by immersion heaters.

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 connects a private drainage system incorporating a masonry septic tank. The septic tank serving the adjoining houses is also on this site.

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

**Fire, smoke and burglar
alarms**

There are smoke detectors in the ground floor hallway
and upper floor landing.

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

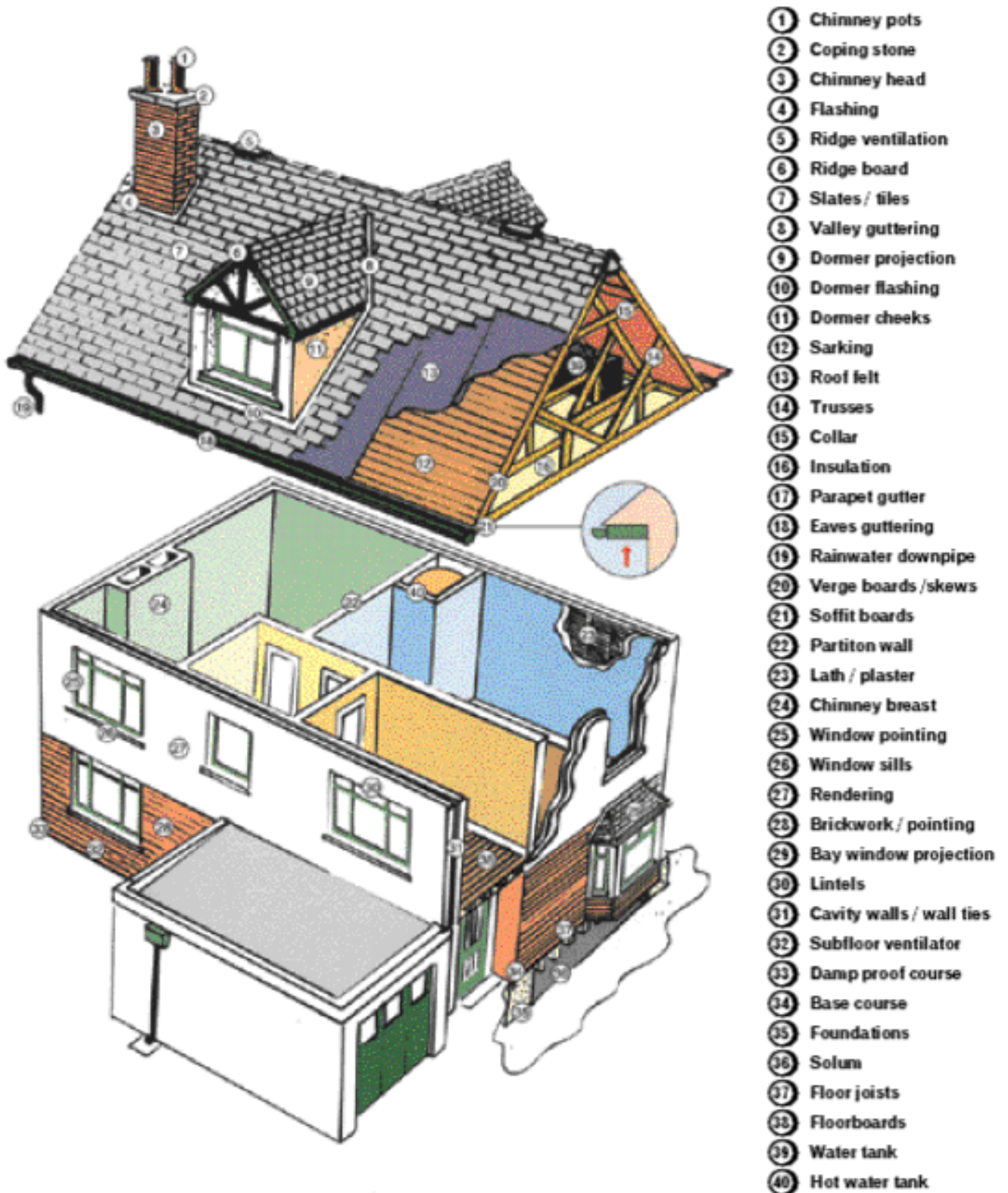
Any additional limits to inspection:

*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	3	
Notes:	<p>Dampness was recorded at the following places:-</p> <ol style="list-style-type: none"> 1 On the inside wall in the front porch and also at the base of its external walls. 2 At the side of the fireplace in the sitting room. 3 At the base of the outside wall in the dining room near the corner cupboard. 4 On the face of the inside wall in the kitchen extension. <p>Wet rot in the porch external joinery items and the external utility door.</p> <p>Some woodworm noted in the roof timbers.</p>	
 Chimney stacks		
Repair category:	2	
Notes:	Unused flues should have their cans fitted with ventilated cappings.	
 Roofing including roof space		
Repair category:	3	
Notes:	<p>The slate nails fixing the original roof slates are rusty. Some chipped and broken slates noted. Some cracking evident to the roof skews. The valley rafter in the main roof has been repaired by splicing on a replacement section at the base. Informed that a fire division wall has been constructed in the roof-space between the house and old school building but there is timber framing visible on</p>	







SINGLE SURVEY

	<p>this wall and should also be clad with plasterboard to preserve its fireproof integrity.</p> <p>Some rust on the metal roof skylights.</p> <p>Repaired crack in the flat concrete roof together with some other cracks.</p>
	Rainwater fittings
Repair category:	3
Notes:	Some missing and rusty cast iron rainwater goods.
	Main walls
Repair category:	2
Notes:	Boss render to the dining room window ingo. Moss growth up the wall of the rear wing.
	Windows, external doors and joinery
Repair category:	1
Notes:	As mentioned previously the external doors and porch windows are suffering from some wet rot. The use of plastic windows is not usually allowed in Listed buildings.
	External decorations
Repair category:	2
Notes:	Generally suffering the effects of weathering.
	Conservatories / porches
Repair category:	3
Notes:	The porch is in need of repair/replacement of the external joinery items and rainwater goods.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.

SINGLE SURVEY

 Garages and permanent outbuildings	
Repair category:	2
Notes:	<p>The old school building is likely to require an ongoing commitment to repair and maintenance including works to the roof, rainwater goods, external joinery items, wall and ceiling finishes, joinery finishes and services. Some damp ingress was also noted.</p> <p>The other outbuildings will also require an ongoing commitment to repair and maintenance. Asbestos cement sheeting to a shed in the old toilet block.</p>
 Outside areas and boundaries	
Repair category:	2
Notes:	<p>Some repair required to the stone boundary walls.</p> <p>There is scope for upgrading of the site area generally.</p> <p>Informed by the present owners that much of the materials and other items presently stored on site will be removed by them.</p>
 Ceilings	
Repair category:	1
Notes:	<p>No significant defects noted but there is scope for upgrading the joint filling to the replacement plasterboard ceilings.</p>
 Internal walls	
Repair category:	1
Notes:	<p>No significant defects noted.</p>
 Floors including sub-floors	
Repair category:	2
Notes:	<p>Advise check on the construction of the solid ground floors in the main house as they may not incorporate a damp proof membrane under.</p>
 Internal joinery and kitchen fittings	
Repair category:	2

SINGLE SURVEY

Notes:	Some of the timber panelled pass doors have warped. Some wear and tear to the kitchen units commensurate with age and usage.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	The firebrick back to the sitting room fire is showing signs of wear.
 Internal decorations	
Repair category:	1
Notes:	No significant defects noted but some redecoration is likely at change of ownership.
 Cellars	
Repair category:	N/A
Notes:	There are no cellars.
 Electricity	
Repair category:	2
Notes:	Informed that the house was all rewired but there is no electrical certificate. There is no evidence of recent testing and failure to service and test increases safety risks.
 Gas	
Repair category:	2
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.

SINGLE SURVEY



Heating and hot water

Repair category:	3
Notes:	No significant defects noted but there is some surface run heating pipes. The oil tank has been set on a timber base which has broken.



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	3
Chimney stacks	2
Roofing including roof space	3
Rainwater fittings	3
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	3
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	2
Gas	2
Water, plumbing and bathroom fittings	1
Heating and hot water	3
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

- That the Title is clean and Heritable with no onerous burdens or conditions.
- That the septic tank conforms to SEPA regulations.
- That the extensions and renewals received all the necessary approvals and completion certificates.
- Rights of way for others over this property's ground to maintain the septic tank serving other houses.

Estimated re-instatement cost for insurance purposes


£ 870,000 (Eight Hundred and Seventy Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £ 225,000 (Two Hundred and Twenty 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.

Signed



Surveyors Name

John S Stockan, FRICS

Company Name

John S Stockan Chartered Surveyor

Address:

Holland House, Harray, Orkney, KW17 2LQ

Date of report:

12 May 2016