

Home Report



Property address: Shamrock Lea
Eday
Orkney
KW17 2AB

Customer: Mrs Sue Cromar

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Eday
Orkney
KW17 2AB

Report prepared by: Orkney Surveying Services
Castlehowe
Sower Road
Orphir
Orkney
KW17 2RE

Date of inspection: 8th May 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 an incomplete extension and separate outbuildings. It is thought that the building was originally a wartime timber hut, which has subsequently been blocked in.

Accommodation

Sitting Room, Kitchen/Dining Room, Two (2) Bedrooms, Bathroom, Hall.

Gross internal floor area (m²)

The gross internal floor area of the house is approximately 70m².

Neighbourhood and location

The property is located in a rural location in Eday, which is one of Orkney's north isles. Access to the property is via a rough track from the public road. It is understood that the track belongs to a neighbouring landowner, but that there is a right of way along the track to the property. Basic amenities are available in Eday, including a shop and a primary school. Regular connections by sea and air link Eday to the Orkney Mainland, where the full range of amenities are available. Orkney is well connected to the Scottish mainland by three ferry routes, and regular air connections to Inverness, Aberdeen, Edinburgh and Glasgow.

SINGLE SURVEY

Age	<p>The property is thought to date from the 1940's/1950's.</p>
Weather	<p>The weather was cool and dry, following a period of changeable weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>There are two block-built chimney stacks, both with concrete copes and single clay chimney cans. One of the stacks has a lead-work flashing to its base, the other does not.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched roof clad with fibre-cement sheeting to the main part of the building. Note: due to the assumed age, the sheets are likely to contain asbestos. The roof space consists of timber trusses, timber tongue & groove boarding as sarking and fibreglass insulation to the ceiling joists. Flat roof over the Bathroom, which is clad with felt. Timber fascia boards to the flat roof.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>The rainwater fittings are missing.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>The external walls are thought to consist of structural timber frame, with block-work outer leaf. The walls are wet harled externally.</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>Timber double glazed windows throughout. Timber boarded external doors.</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 south elevation and western gable are white-washed.</p> <p><i>Visually inspected.</i></p>

SINGLE SURVEY

Conservatories / porches

There are no conservatories or porches.

Visually inspected.

Communal areas

Access to the property is via a right of access over a rough track. Access is shared with the neighbouring property.

Circulation areas visually inspected.

Garages and permanent outbuildings

- i) Incomplete extension to the eastern gable of the property - consisting of concrete floor, single leaf block-work walls, timber roof structure clad with fibre cement sheets. Timber window frames have been installed, but there is no glazing. At the time of inspection, the windows were boarded up. Timber external doors.
- ii) Shelter to the rear of the main building, comprising a timber frame with profiled metal sheeting to the walls and roof.
- iii) Shed to the east of the property – consisting of concrete and rough floors, block-work and timber walls, pitched roof clad with fibre-cement sheets.
- iv) Stables – concrete floor, block-work walls, pitched roof clad with fibre cement sheets.

Visually inspected.

Outside areas and boundaries

The rough track extends up past the front of the property. The site around the house extends to approximately 2 acres, and is bordered by post and wire fences.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Internal walls are lined with plasterboard. Sections of the Kitchen walls have been insulated and relined.

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, with timber floorboards. OSB sheeting has been fitted to the floor in the Kitchen. Access to the solum is via two large openings in the western gable, and through removable floorboards. Lightweight timber floor structure resting on block or stone piers.

*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

All fixtures and fittings are basic in nature. There is a unit containing the kitchen sink, and a small area of worktop. Boarded internal doors. Softwood timber finishes. Timber window cills with plywood ingoes.

*Built-in cupboards were looked into but no stored items were moved.
Kitchen units were visually inspected excluding appliances.*

Chimney breasts and fireplaces

There is an open fire in the Sitting Room, with tiled hearth and surround, and fire-bricks. There is also an open flue in the Kitchen/Dining Room. It is understood that there was originally a stove fitted, but this has been removed.

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

Internal decorations

Internal walls and ceilings are painted or papered. Tiled splash-backs to the Kitchen and Bathroom. Internal woodwork is varnished or painted. Bare floorboards throughout.

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 meter in the hall.
There is a smoke detector fitted in the hall; at the time of inspection, the cover had been removed and the battery removed.

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.
It is understood that there was a Calor gas installation to the cooker in the past – this has been removed but the pipework is still in place.

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.
Sanitary ware includes:
Kitchen – single bowl Belfast sink.
Bathroom – Bath, electric shower in cabinet, 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

There is no central heating system in the property.

There is an open fire in the Sitting Room, and a small electric heater fitted to in the Bathroom.

There is one radiator in the property, which is in the Bathroom.

The hot water cylinder is in a cupboard in the Kitchen. The cylinder is insulated and is fitted with a single immersion.

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 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 unoccupied and unfurnished with floors uncovered.

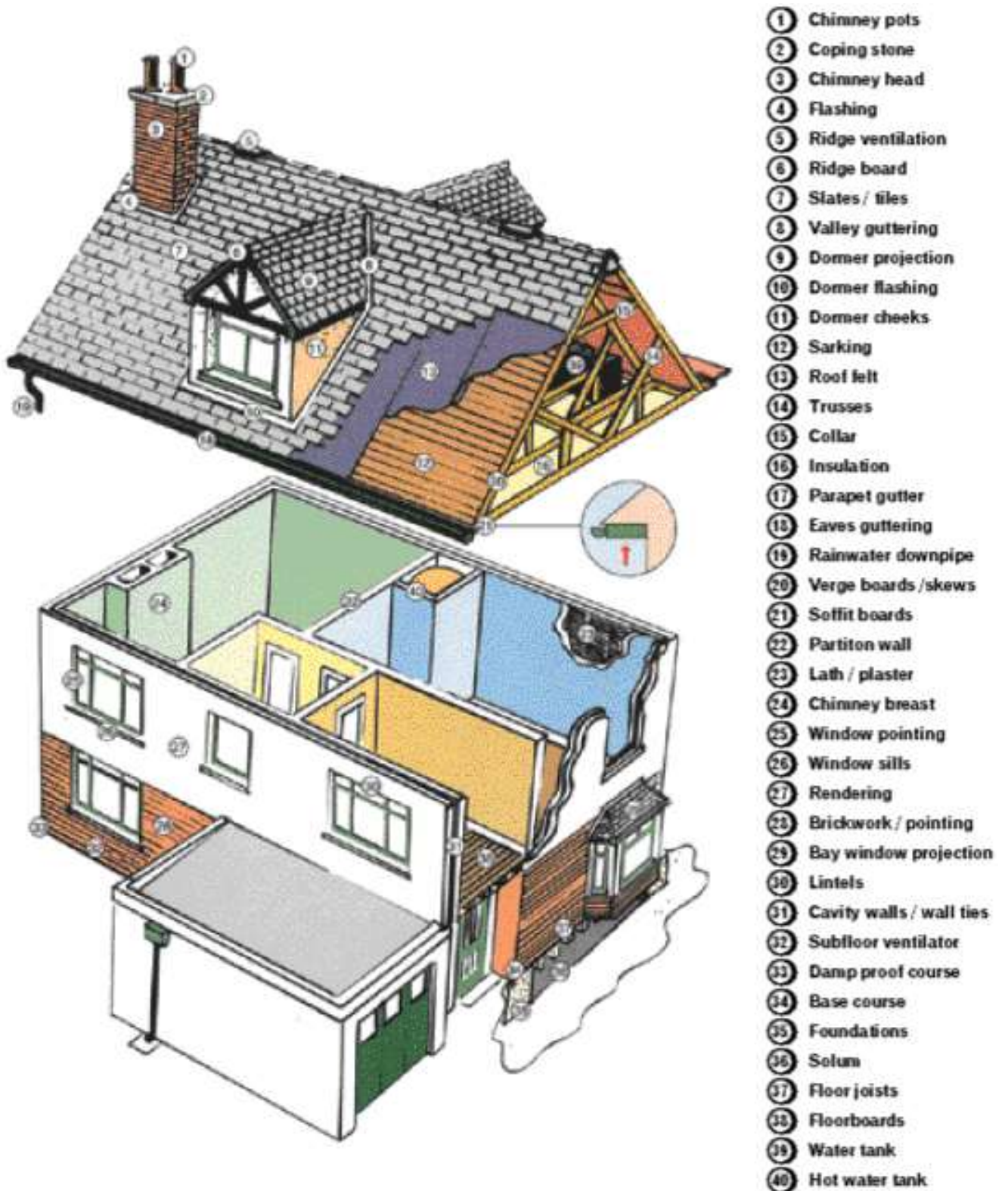
There was limited access for inspection behind wall linings.

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	3	
Notes:	<p>Signs of dampness noted to walls and ceilings throughout, with efflorescence noted to the chimney breast in one bedroom.</p> <p>Signs of significant woodworm infestation noted to timbers, particularly to the eastern gable wall of the original building, and to the roof space.</p> <p>No damp proof membrane visible to original building; there is a DPC to the extension, but this is level with the external ground level, and is therefore may not be effective.</p> <p>Dampness and some rot noted to the roof structure to the extension, close to the gable of the original building.</p>	
 Chimney stacks		
Repair category:	2	
Notes:	Cracks noted to the chimney stacks and cans; no lead flashing to one chimney.	
 Roofing including roof space		
Repair category:	2	
Notes:	The fibre cement roof coverings are cracked and patched, and are likely to contain asbestos. Patches noted to the felt to the flat roof.	
 Rainwater fittings		
Repair category:	3	
Notes:	The rainwater fittings are all missing.	
 Main walls		
Repair category:	3	
Notes:	Cracks noted to the external walls in places; the back door lintel is cracked.	

SINGLE SURVEY



Windows, external doors and joinery

Repair category:	3
Notes:	The double glazing panes have failed to the majority of the windows. Ironmongery has rusted, and many of the openers are seized shut. The timber window frames and timber doors are very weathered. The external door to the kitchen is poorly fitting, with gaps noted.



External decorations

Repair category:	3
Notes:	The whitewash is weathered. Decoration to the external doors and fascia boards to the flat roof is weathered.



Conservatories / porches

Repair category:	N/A
Notes:	There are no conservatories or porches.



Communal areas







Repair category:	2
Notes:	The shared access track is in need of regular maintenance.









Garages and permanent outbuildings

Repair category:	3
Notes:	<p>All outbuildings are in poor condition.</p> <p>Extension to the eastern gable of the house – the window frames, doors and gable panelling are extensively weathered, doors are poorly fitting, there are no structural lintels above the openings. The rafters appear to be at large centres, with minimal bracing. Plywood sarking is rotten at the eaves. It is not known if a Building Warrant was obtained for the extension.</p> <p>The shelter to the rear elevation is in poor condition, with rust noted to the steel sheeting, and holes in the walls.</p> <p>Shed to the east of the house – Wall and roof coverings and doors are all weathered, a section of block-work wall has collapsed, leaving the roof structure unsupported. The adjoining wall is also cracked and leaning outwards. This area appears dangerous and should be rectified as soon as possible.</p> <p>Stables – Roof coverings are very weathered, extensive woodworm noted to all timbers, with evidence of past repairs.</p>

SINGLE SURVEY

	Outside areas and boundaries
Repair category:	2
Notes:	Fences are in poor condition.
	Ceilings
Repair category:	1
Notes:	No significant defects noted.
	Internal walls
Repair category:	2
Notes:	Rough finish to plasterboard where walls have been relined.
	Floors including sub-floors
Repair category:	2
Notes:	Floorboards have warped in places. Loose floorboards noted where access to solum has been formed. One of the two openings in the western gable was open. Floors feel spongy in places, particularly the Kitchen. It is understood that flagstones were removed from the kitchen floor; this weight may have caused the floor to subside.
	Internal joinery and kitchen fittings
Repair category:	2
Notes:	All internal joinery is very basic in nature. The door between the Kitchen and Hall appears to have been installed upside down, with the latch facing the wrong direction. A couple of the other doors do not close. Kitchen fittings are very basic. Signs of woodworm activity noted in places.
	Chimney breasts and fireplaces
Repair category:	3
Notes:	Sitting Room fireplace – no grate is installed in the fireplace. Tiles are broken and missing. Kitchen – large unfinished opening where stove has been removed.

SINGLE SURVEY

 Internal decorations	
Repair category:	3
Notes:	Signs of dampness noted throughout, with loose wallpaper. Efflorescence noted to one wall of one bedroom. Decoration is generally worn or incomplete. Grouting to the tiles in the Bathroom has cracked. Corner tape shows signs of corrosion in places. Plasterboard in goes to the Bathroom window is soft.
 Cellars	
Repair category:	N/A
Notes:	There are no cellars.
 Electricity	
Repair category:	3
Notes:	Advised by the current owner that the shower switch is not safe to use. A number of the light switches are loose. Some of the electrical fittings appear old. Cabling extends through wall to rear elevation.
 Gas	
Repair category:	N/A
Notes:	There is no gas installation.
 Water, plumbing and bathroom fittings	
Repair category:	3
Notes:	It is understood that the electric shower does not work. Dampness noted to the floor below the wash hand basin. The plastic front to the bath is cracked. One shower door is loose.
 Heating and hot water	
Repair category:	3
Notes:	There is no central heating system. The fireplace in the Sitting Room has no grate. The spray foam insulation to the hot water cylinder is loose, with a section broken. The radiator fitted to the Bathroom is heavily corroded.

SINGLE SURVEY



Drainage

Repair category:	1
Notes:	No significant defects noted. The drainage system was not tested.

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	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	3
Main walls	3
Windows, external doors and joinery	3
External decorations	3
Conservatories / porches	N/A
Communal areas	2
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	1
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	3
Internal decorations	3
Cellars	N/A
Electricity	3
Gas	N/A
Water, plumbing and bathroom fittings	3
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
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?	No
6. Is there a toilet on the same level as a bedroom?	No
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 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.
- That all required permissions were obtained for the extension.

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 £40,000 (Forty 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:

16th May 2017