



**Property address:** Stockan  
Sandwick  
Orkney  
KW16 3JB

**Customer:** Reps. of the late Mrs Winifred Slater

**Customer address:** c/o Stuart Kidd WS  
11 Strathalmond Green  
Edinburgh  
EH4 8AG

**Date of inspection:** 03 August 2017

# 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.

<b>Description</b>	A detached bungalow with garden ground. The property is used for entirely residential purposes. The front of the property faces south.
<b>Accommodation</b>	Ground Floor: Entrance Vestibule, Hallway, Sitting Room, Kitchen, (2) Bedrooms, Shower-room, Sun Porch.  Attic: Floored in preparation of future conversion to habitable accommodation.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the ground floor is approximately 95m <sup>2</sup> . The floored attic space extends to approximately 49m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated next to another dwelling house and outbuildings in the parish of Sandwick. The property is in a rural location. Local amenities include a primary school, shops, doctor, hotel and church in Dounby village some 3 miles distant.

### Age

The original stone built cottage is likely to be in excess of 100 years old but it was completely renovated and extended about 15 years ago.

### Weather

The weather was overcast but dry following a rainy morning.  
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 timber rafters set to a ridge board, board sarking, underslating felt and fibre cement slates. The roof has been configured to allow for the future formation of rooms within the roof-space. The attic is already floored. There is no fixed access (stairs) up to the loft at present but space has been allowed within the hall for the introduction of stairs.  
Concrete ridge tiles bedded in mortar.

The roof space was noted to be insulated to a depth of approximately 150mm.

*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.*

### Rainwater fittings

Rainwater fittings are grey uPVC gutters and downpipes.

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

**Main walls**

The main walls are of stone (from the original cottage) and cavity blockwork for the extension and gable walls. The walls are finished externally with roughcast and there is a scratch coat render basecourse (final smooth coat of render still to apply).

*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.

The external door is a double glazed uPVC unit.

There are no other external joinery items.

*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 sun porch windows and external door.

*Visually inspected.*

**Conservatories / porches**

There are no conservatories but there is a sun porch to the front of the house. It has internal dimensions of 2.96 x 2.00m and is constructed of blockwork stub walls with double glazed redwood windows above, pitched roof clad with asbestos slates, panelled timber door and a concrete floor.

*Visually inspected.*

**Communal areas**

There are no communal areas.

*Circulation areas visually inspected.*

**Garages and permanent outbuildings**

There are no garages or permanent outbuildings.

*Visually inspected.*

### Outside areas and boundaries

The site is defined at the front by a timber fence. The access roadway defines the north boundary but the east and west boundaries are not defined. Access is via a shared, unmade, access track in from the public road. Parking space for some cars at the back of the house. Concrete paths around the house. The garden ground is laid to grass with trees and bushes around the perimeter.

*Visually inspected.*

### Ceilings

The ceilings are mainly lined with plasterboard.

*Visually inspected from floor level.*

### Internal walls

The inside faces of the external walls have been strapped and lined with plasterboard. There is likely to be insulation behind the plasterboard but the type and thickness cannot be confirmed. Internal partitions are of timber stud construction 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

The floors are of solid, presumed concrete, construction. Floor finishes are carpet or vinyl.

*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 sapele veneered flush doors and 15 pane glazed doors with pine facings and skirtings.

The kitchen joinery consists of modern fitted units with laminate worktops.

	<p>Built in wardrobes in both the bedrooms.</p> <p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p>
<b>Chimney breasts and fireplaces</b>	<p>There are no chimney breasts and fireplaces.</p> <p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p>
<b>Internal decorations</b>	<p>Decorated areas include mainly emulsioned ceilings and walls and varnished woodwork.</p> <p><i>Visually inspected.</i></p>
<b>Cellars</b>	<p>There are no cellars.</p> <p><i>Visually inspected where there was safe and purpose-built access.</i></p>
<b>Electricity</b>	<p>The property is served by a mains electricity supply to a fuse board and meter in the entrance vestibule cupboard. Electricity pole near the corner of the house.</p> <p>PVC sheathed cables to power and lighting circuits.</p> <p><i>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.</i></p>
<b>Gas</b>	<p>Bottle gas serving the cooker in the kitchen. The gas bottles are located externally on the west gable.</p> <p><i>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.</i></p>

**Water, plumbing and bathroom fittings**

There is a mains water supply to the property.

The pipework, where visible, is of copper and plastic construction.

Sanitary ware to the shower-room includes a WC, wash-hand basin and a “wet room” type shower area with a mixer shower. Plastic coated sink in the kitchen.

*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 boiler (Triano Eurostar 70/90 rated at 26.4kW) heating radiators throughout the house.

Hot water is provided from an unvented, indirect, insulated cylinder by the oil boiler or an immersion (170 litre Megaflo).

*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. The tank is located in a field behind the outbuildings opposite. Concrete block built tank with an open ditch leading from it.

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

**Fire, smoke and burglar alarms**

There is a smoke detector in the hall.

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



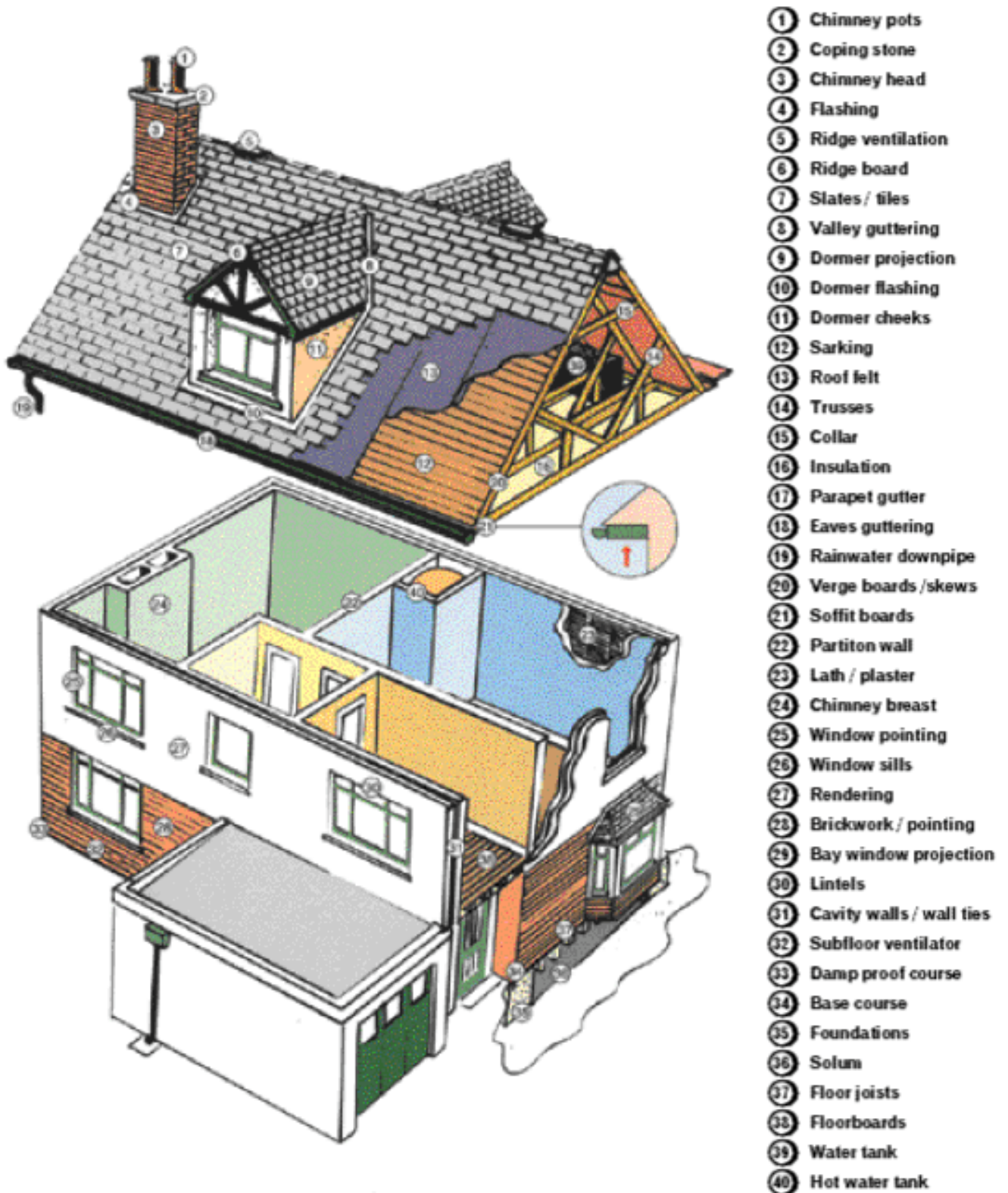
**Any additional limits to inspection:**

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

<b>Category 3</b>	<b>Category 2</b>	<b>Category 1</b>
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.
 <b>Structural movement</b>		
Repair category:	1	
Notes:	No matters noted requiring comment.	
 <b>Dampness, rot and infestation</b>		
Repair category:	1	
Notes:	No significant defects noted.  (The dampness and rot evident in the sun porch is covered in the Conservatory/Porch section).	
 <b>Chimney stacks</b>		
Repair category:	N/A	
Notes:	There are no chimney stacks.	
 <b>Roofing including roof space</b>		
Repair category:	2	
Notes:	Some moss growth on the slates which in time can soften the slates. Some missing pointing to the ridge tiles.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	





## SINGLE SURVEY

 <b>Main walls</b>	
Repair category:	2
Notes:	Some minor shrinkage cracks at the blockwork wall openings. The final coat of render has still to be applied to the house basecourse. Inner sill to the attic gable window still to finish. Patches of boss roughcast noted on the front and gable walls of the sitting room.
 <b>Windows, external doors and joinery</b>	
Repair category:	2
Notes:	Failed double glazing unit to the gable window in the front bedroom and to an attic window.
 <b>External decorations</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Conservatories / porches</b>	
Repair category:	3
Notes:	The sun porch stands in generally poor order. The roof slates have reached the end of their lifespan and there is wet rot in the windows and external door. These defects are allowing damp ingress internally. The porch requires extensive repair and upgrading or possibly even replacement.
 <b>Communal areas</b>	
Repair category:	N/A
Notes:	There are no communal areas.
 <b>Garages and permanent outbuildings</b>	
Repair category:	N/A
Notes:	There are no garages and permanent outbuildings.
 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	The boundaries to the east and west have yet to be defined. The access track will require ongoing maintenance.

## SINGLE SURVEY

	<b>Ceilings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal walls</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Floors including sub-floors</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal joinery and kitchen fittings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Chimney breasts and fireplaces</b>
Repair category:	N/A
Notes:	There are no chimney breasts and fireplaces.
	<b>Internal decorations</b>
Repair category:	1
Notes:	No significant defects noted but some redecoration is likely at change of ownership.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>

## SINGLE SURVEY

Repair category:	1
Notes:	Older type fuse board still in place. Outside light is cracked.  There is no evidence of recent testing and failure to service and test increases safety risks.
 <b>Gas</b>	
Repair category:	1
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.
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	1
Notes:	No significant defects noted but the kitchen sink is a bit stained.
 <b>Heating and hot water</b>	
Repair category:	1
Notes:	No significant defects noted but the boiler is now obsolete. No protective grille over the balanced flue pipe.  There is no evidence of recent boiler servicing and this can lead to reduced efficiency.
 <b>Drainage</b>	
Repair category:	2
Notes:	There could be a problem with the soakaway arrangement from the septic tank. Advise that it be checked.

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.

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

**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.

<b>1. Which floor(s) is the living accommodation on?</b>	<b>Ground</b>
<b>2. Are there three steps or fewer to a main entrance door of the property?</b>	<b>Yes</b>
<b>3. Is there a lift to the main entrance door of the property?</b>	<b>No</b>
<b>4. Are all door openings greater than 750mm?</b>	<b>Yes</b>
<b>5. Is there a toilet on the same level as the living room and kitchen?</b>	<b>Yes</b>
<b>6. Is there a toilet on the same level as a bedroom?</b>	<b>Yes</b>
<b>7. Are all rooms on the same level with no internal steps or stairs?</b>	<b>Yes</b>
<b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b>	<b>Yes</b>



#### 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 shared fences etc.
- That all necessary Local Authority approvals were obtained for the renovation and extension works and that a completion certificate was issued.
- 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 shared access track and also to the septic tank for maintenance purposes.

##### Estimated re-instatement cost for insurance purposes

£250,000 (Two Hundred and Fifty Thousand Pounds)

##### Valuation and market comments

The market value of the property as described in this report is £155,000 (One Hundred and Fifty 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:

04 August 2017