

Home Report



Property address: 28 Breckan Brae
Holm
Orkney
KW17 2RR

Customer: Mrs L Anderson

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Orkney
KW17 2RR

Date of inspection: 18th October 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	A detached bungalow with garden ground. The property is used for entirely residential purposes. The front of the property faces north-east.
Accommodation	Entrance Vestibule, Hall, Sitting Room, Kitchen/Dining Room, Two (2) Bedrooms, Bathroom, Plant Room.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 75m ² .
Neighbourhood and location	The property is situated within a new development of similar houses in St.Mary's Village, Holm. St.Andrew's Primary School is around 5 miles from the property. The usual full range of amenities is available in Kirkwall, which is around 7 miles away.
Age	The property is understood to be around 2 years old.
Weather	The weather was bright and dry, following a period of changeable weather. 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 to original building with OSB sarking and concrete tiles.

White uPVC fascias and soffits.

Fibreglass insulation to the ceiling joists.

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

Black circular profile uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The external walls are constructed of insulated concrete formwork, dry-dashed externally and plaster-boarded internally.

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

Windows, external doors and joinery

Double glazed wood effect uPVC windows and external doors.

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

There are no external decorations.

Visually inspected.

SINGLE SURVEY

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

There are no garages or permanent outbuildings.

Visually inspected.

Outside areas and boundaries

Garden ground to the rear of the house with timber fencing to the boundaries.
Area of timber decking to the rear elevation.
Small grassed area between the front of the house and the road.
Concrete paving slab paths around the house.
Tarred parking area for two cars.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

The inside faces of the external walls are lined with plasterboard.
The partitions are of timber stud construction clad both sides 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.

Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed 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

Glazed internal doors to the Vestibule and Kitchen/Dining Room; two panel painted doors elsewhere; chrome lever handles.
Painted skirtings and facings; timber window cills with plasterboard ingoes.
Fitted floor and wall units to the Kitchen/Dining Room.

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

Walls and ceilings are emulsioned; woodwork is painted or stained/varnished.
Shower panels to the Bathroom; upstand to the back of the kitchen worktops.

Carpet to the Sitting Room and the Bedrooms; vinyl to the Kitchen/Dining Room, Bathroom and Plant Room.

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 24 hour THTC tariff meters in the entrance vestibule cupboard.

PVC sheathed cables to power and lighting circuits.

Smoke detectors fitted to the ceilings of the Sitting Room and Bedrooms; high heat detector to the Kitchen/Dining Room ceiling.

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 and uPVC construction.

Single bowl stainless steel sink and drainer to the Kitchen/Dining Room.

Sanitary ware to the Bathroom includes a bath with mixer shower above, 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 Dimplex Duoheat electric heaters in the Sitting Room, Kitchen/Dining Room and Hall; electric panel heaters in the Bedrooms; electric towel rail in the Bathroom.

There is a solar thermal panel fitted to the roof to the south-west elevation, heating water in the hot water cylinder.

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

Drainage is understood to connect to the mains sewer.

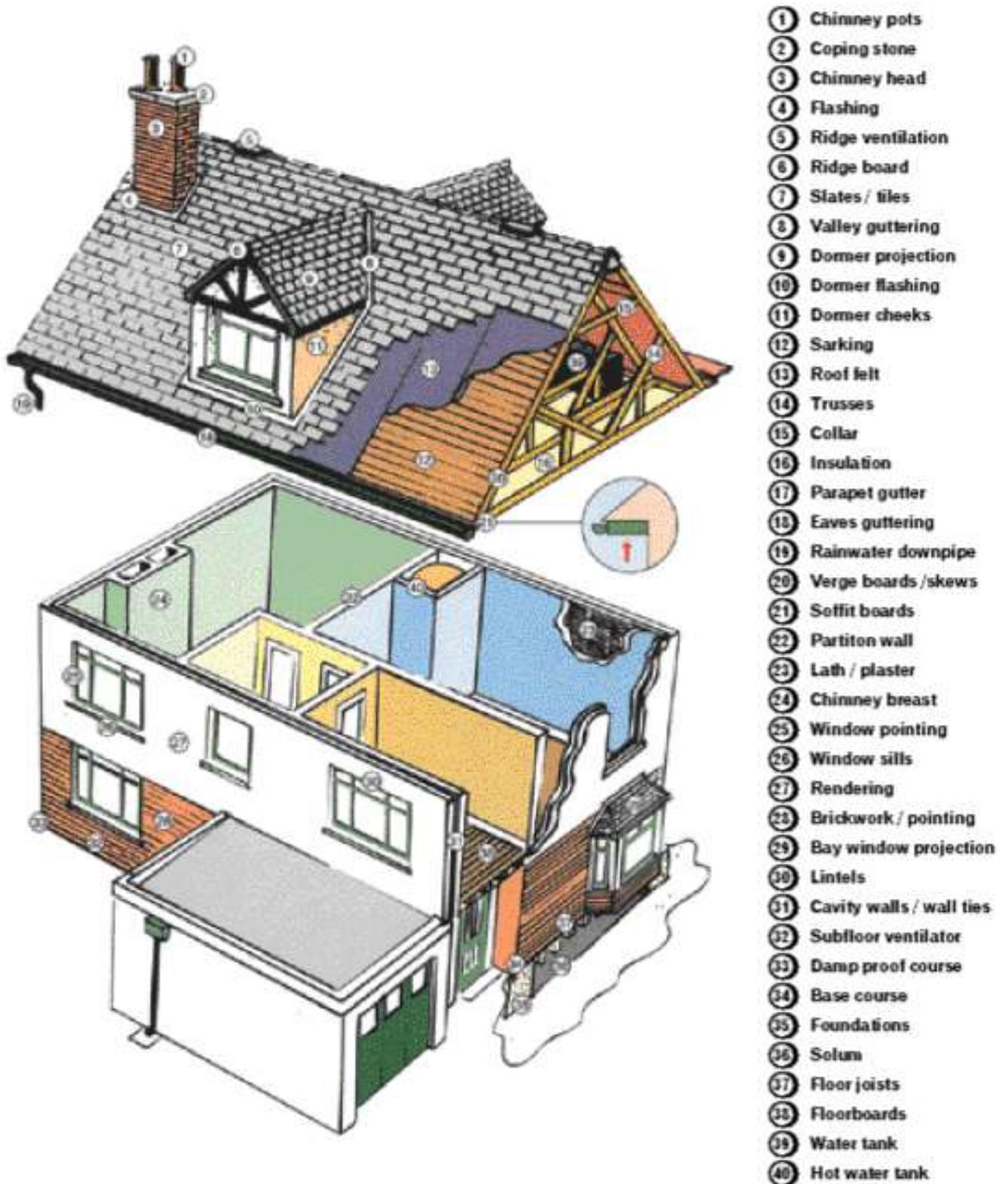
Drainage covers etc were not lifted.

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.

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.		
 Chimney stacks			
Repair category:	N/A		
Notes:	There are no chimney stacks.		
 Roofing including roof space			
Repair category:	1		
Notes:	No significant defects noted.		
 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:	1		
Notes:	No significant defects noted. Some minor corrosion noted to the door handle and letterbox to the front door.		

SINGLE SURVEY

	External decorations
Repair category:	N/A
Notes:	There are no external decorations.
	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:	N/A
Notes:	There are no garages or permanent outbuildings.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted.
	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.

SINGLE SURVEY

	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.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	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.

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	1
External decorations	N/A
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	N/A
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?	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?	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 conveyancer

Check

- Rights and responsibilities for mutual parts, shared fences etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- Appropriate discharge consents have been obtained for the foul drainage system.

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 £145,000 (One Hundred and Forty 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

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

Castlehowe, Sower Road, Orphir, Orkney, KW17 2RE

Date of report:

20th October 2017