

# Home Report



**Property address:** 45 Hamnavoe  
Stromness  
Orkney  
KW16 3TQ

**Customer:** Kerry Stanger

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Stromness  
Orkney  
KW16 3TQ

**Date of inspection:** 3<sup>rd</sup> November 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.

<b>Description</b>	The property comprises a detached bungalow, with attached single garage and garden ground. The property is used for entirely residential purposes. The front of the property faces west.
<b>Accommodation</b>	Sitting Room/Kitchen, Four (4) Bedrooms, Bathroom, En-suite Shower Room, Utility, Vestibule, Hall.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property is approximately 137m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated within the Hamnavoe housing estate in Stromness. This estate was originally developed by the local authority, but many of the houses are now in private ownership. The property is close to all the usual amenities. Orkney is well connected to the Scottish Mainland: there are regular flights to Inverness, Aberdeen, Edinburgh and Glasgow; there are also regular ro-ro ferry connections to Caithness and Aberdeen.
<b>Age</b>	The property is understood to have been constructed in 1991.

### Weather

The weather was cool 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 extending above the roofline. Note that there is a boarded up fireplace in the Sitting Room, indicating that part of a chimney may still be in place.  
Ensure the remaining section of chimney is adequately ventilated.

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

### Roofing including roof space

Pitched timber framed roof structure comprising trussed rafters, plywood sarking and profiled interlocking concrete tiles; concrete ridge tiles; preformed verge pieces.

Timber fascia boards with plywood soffits; vents fitted to the soffit boards.

The roof space was noted to be insulated to a depth of 300mm.

*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 roof space only.*

### Rainwater fittings

Square profile uPVC gutters and downpipes.

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

### Main walls

The main walls are of cavity block-work construction with a dry-dash external finish.

Stone effect cladding to a section of the external wall adjacent to the front door.

Smooth render below DPC level and to the ingoes; concrete window cills.

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

*Foundations and concealed parts were not exposed or inspected.*

### Windows, external doors and joinery

Windows and external doors are double glazed uPVC units.

Timber fascia boards with plywood soffits.

*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

The fascias and soffits are painted.

*Visually inspected.*

### 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 is a single garage attached to the north gable, consisting of concrete floor, block work walls, pitched and tiled roof, timber single glazed window, plywood back door, metal up and over garage door.

The internal size of the garage is approximately 6.4m x 3.3m.

*Visually inspected.*

### Outside areas and boundaries

Small garden areas to the front and rear of the house, with areas of grass and paving.

Block work walls to the boundaries.

Tarred driveway in front of the garage.

*Visually inspected.*

### Ceilings

The 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

Suspended timber 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

Fitted floor and wall units to the Kitchen; fitted floor units to the Utility.

Internal doors are a mixture of glazed, flush sapele ply and 4-panel pine.

Built in wardrobes to the bedrooms.

Plywood window cills and ingoes; plain softwood skirtings and facings.

*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 a fireplace in the Sitting Room, consisting of a flagstone hearth and stone work fireplace with a timber top.

The open fireplace has been boarded up and was fitted with an electrical focal point fire at the time of inspection.

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

### Internal decorations

Decorated areas include artexed ceilings, emulsioned walls, painted and varnished woodwork.

Wall tiling to the Kitchen, Bathroom and En-Suite Shower Room.

Floor coverings consist of carpet to the Sitting Room, Bedrooms, Hall; laminate to the Kitchen, Utility; vinyl to the Vestibule, Bathroom and En-Suite Shower 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 a distribution board and meters in the entrance vestibule cupboard.

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.

Calor Gas supply to the cooker.

*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. Insulated plastic cold water storage tank in the loft.

Sanitary ware to the Bathroom includes a bath, WC and wash-hand basin; the En-Suite Shower Room has an electric shower in a tiled enclosure, WC and wash-hand basin. Sinks and drainers to the Kitchen and Utility.

*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 Air Source Heat Pump to the rear elevation, heating air which is blown through ceiling vents.

The heating system is controlled by a programmer and thermostat to the wall of the Hall.

There are also panel heaters fitted in the Bedrooms, and a focal point electric heater in the Sitting Room.

Domestic hot water is provided from an insulated hot water cylinder by dual 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

Drainage is understood to connect to the mains sewer.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### Fire, smoke and burglar alarms

There are two smoke detectors fitted to the Hall ceiling.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

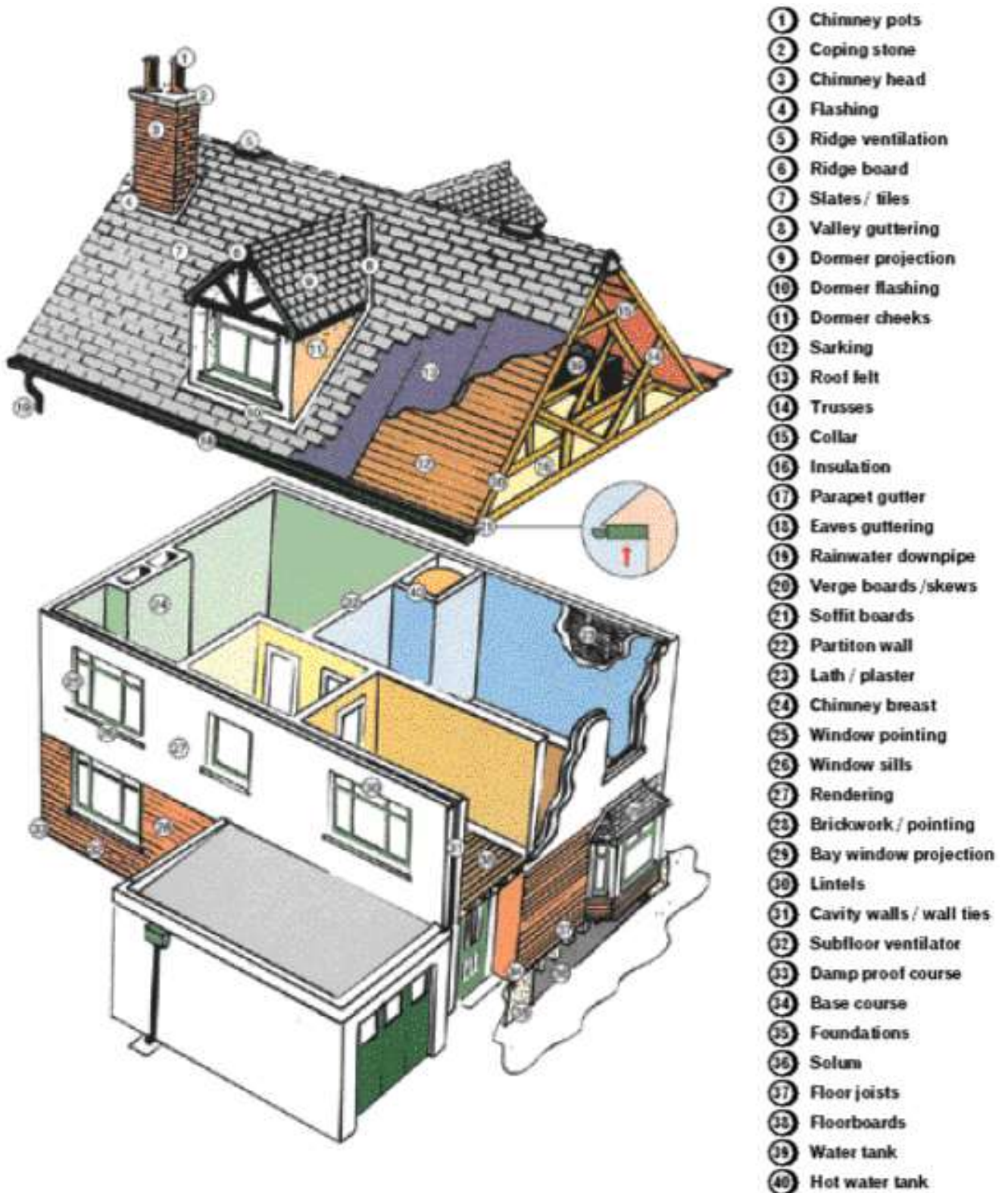
### Any additional limits to inspection:

*At the time of our inspection the property was unoccupied and partly furnished with floors fully covered throughout.*

*No access was available behind wall linings or to the solum.*

*No inspections were carried out for Japanese Knotweed or for radon levels.*

## 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 significant defects noted.	
 <b>Dampness, rot and infestation</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	There are no chimney stacks extending above the roof line. Note that there is a boarded up fireplace in the Sitting Room, suggesting there may be part of a chimney behind. Ensure the chimney is adequately ventilated.	
 <b>Roofing including roof space</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	2	
Notes:	A horizontal crack was noted above the lintel to the large front window of the Sitting Room. Minor cracking to render noted around window cills.	

## SINGLE SURVEY

	<b>Windows, external doors and joinery</b>
Repair category:	2
Notes:	Some minor tarnishing noted to window handles; a few window closing blocks are missing; locks are missing from a few windows. The door handle to the front door is bent in towards the door.
	<b>External decorations</b>
Repair category:	2
Notes:	The decoration to the fascia boards and soffits is weathered in places.
	<b>Conservatories / porches</b>
Repair category:	N/A
Notes:	There are no conservatories or porches.
	<b>Communal areas</b>
Repair category:	N/A
Notes:	There are no communal areas.
	<b>Garages and permanent outbuildings</b>
Repair category:	2
Notes:	The opening mechanism appears to be incomplete to the garage door; some rust to the garage door; the threshold strip to the back door is loose; the timber single glazed windows require redecoration.
	<b>Outside areas and boundaries</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Ceilings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal walls</b>
Repair category:	2
Notes:	There is a hole in the wall of the Utility, caused by the adjacent door handle.
	<b>Floors including sub-floors</b>
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY

	<b>Internal joinery and kitchen fittings</b>
Repair category:	2
Notes:	There is a hole in the door between the Hall and Kitchen. The door handle to the Vestibule door is loose.
	<b>Chimney breasts and fireplaces</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal decorations</b>
Repair category:	2
Notes:	Loose jointing tape noted to ceilings to localised areas, and to the wall to one Bedroom. Cracks noted to plasterboard walls and ceilings in places. The paintwork to the door frame in the Vestibule is scratched. Some blackening noted to grout to the En-Suite Shower Room. The laminate flooring is poorly fitting in places, with loose edge trims. Edges of carpet in the Sitting Room is untidy in places.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	1
Notes:	No significant defects noted. 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.
	<b>Water, plumbing and bathroom fittings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Heating and hot water</b>
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY



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

<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>No</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>No</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

- Rights and responsibilities for mutual parts, shared fences etc.
- That all necessary Local Authority approvals and completion certificates were obtained for the original construction.
- That the Title is clean and Heritable with no onerous burdens or conditions.

**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 £180,000 (One Hundred and Eighty 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:**8<sup>th</sup> November 2017