

Home Report



Property address: Hillpark
Lady Village
Sanday
Orkney
KW17 2BW

Customer: Linda Phillips

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Lady Village
Sanday
Orkney
KW17 2BW

Date of inspection: 6th October 2017
Updated 11th January 2018

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 and an outbuilding.
The property is used for entirely residential purposes.
The front of the property faces south.

Accommodation

Entrance Vestibule, Sitting Room, Kitchen/Dining Room, (3) Bedrooms, Box Room, Bathroom, Shower Room, Tea Prep Area.

Gross internal floor area (m²)

The gross internal floor area of the property is approximately 104m².

Neighbourhood and location

The property is situated in Lady Village in Sanday. Local amenities include a primary & junior secondary school & a shop. There is a doctor's surgery and hotels in Kettletoft, which is approximately 3 miles away. Sanday is one of the northern isles of Orkney and is served by regular ro-ro ferries and air transport to Kirkwall, which has the usual range of amenities.

Age

It is understood that the original property was built in the early twentieth century, with the extensions added in the 1970's. The adjoining outbuilding was recently converted into an additional bedroom, box-room, tea prep area and shower room.

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 timber sarking and fibre cement slates.
Metal profiled sheet roof coverings to the converted outbuilding.
Flat roofs to front and rear extensions, with felt roof coverings.

The roof space to the main of the house is lined with timber lining boards and is accessed via a hatch in the kitchen ceiling. The roof to this area consists of timber roof trusses and timber sarking.

The roof over the converted outbuilding is accessed via a hatch in the tea prep area. This section of roof consists of timber roof trusses and purlins.

Fibreglass insulation to the ceiling joists of all pitched roofs.

There was no access to inspect the structure of the flat roofs.

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

Grey circular profile gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

Stonework construction to the original building and the converted outbuilding, with cavity wall construction to the front and rear extensions.

External Wall Insulation has recently been fitted to the main part of the house.

The cavity walls have had cavity insulation installed.

Dry-dash render to all external walls, with smooth cement render to ingoes.

*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 white uPVC casements.

The external front door to the main part of the house is a white uPVC unit with double glazed upper panels. Painted plywood doors to the converted outbuilding.

Plywood fascias to the flat roofed extensions.

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 plywood fascias and external doors have been painted.

Visually inspected.

Conservatories / porches

There are no conservatories or porches.

Visually inspected.

Communal areas

The driveway is understood to be within the title of Hillpark, but the residents of the neighbouring property also use it for access and parking.

There is also understood to be a right of access over the driveway to the field entrance to the rear.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is a workshop/garage to the rear of the house, constructed of single leaf block-work walls, painted concrete floor, and profile sheet roofing. This building has had walls and ceilings partly lined; kitchen units have also been fitted to one area.

Visually inspected.

Outside areas and boundaries

The property sits in a sizeable garden, which is mostly laid to grass. There is a gravel driveway, which the neighbouring property also uses. Boundaries are defined by stone walls or post and wire fences. There is a concrete path and ramp from the driveway to the front door. Gravel path to the rear of the house.

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

Suspended timber floors.

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 4-panel prefinished internal doors to the bedrooms and wet-room, glazed doors to the kitchen and front vestibule, varnished plywood doors to the converted outbuilding; softwood finishes; plywood window cills and ingoes.

The kitchen joinery consists of a range of floor and wall units to two walls; worktop and basic units to the tea-prep area.

Built in wardrobes to one wall of the main bedroom.

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 no chimney breast. At the time of inspection, there was an electric stove fitted in the sitting room, sitting on a tiled hearth with a timber fireplace surround.

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

Internal decorations

Decorated areas include papered or emulsioned ceilings & walls.

Woodwork is painted to the majority of the house, and varnished in the sitting room.

Vinyl to two walls in wet room, with tiling to the external wall.

Shower panels to the shower room in the converted outbuilding.

Tiled splash-backs to the kitchen and tea prep area.

Carpet to sitting room, hall and both bedrooms; vinyl floor coverings to the wet room, kitchen and vestibule, and to the converted outbuilding.

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 a single-phase meter in the entrance vestibule cupboard.

PVC sheathed cables to power and lighting circuits.

Smoke detectors fitted to the ceilings of the Hall, Kitchen/Dining Room, Sitting Room and all rooms in the converted outbuilding.

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.

Sanitary ware to the wet room includes WC, wash-hand basin and an electric shower above a dished section of floor.

The shower room in the converted outbuilding has an electric shower in a shower cabinet with shower tray, wash-hand basin on a small vanity unit, and a WC.

Stainless steel single bowl and drainer to the kitchen; stainless steel single bowl sink to the tea prep area.

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 fired combi boiler (fitted February 2017) located in the converted outbuilding, heating radiators throughout the house. The boiler is controlled by a programmer located in the kitchen, with a wall thermostat to the rear hall and thermostatic radiator valves fitted to the radiators. The sitting room has an electric focal point stove heater, although it is understood that this may be removed when the house is sold. Electric panel heater fitted to the bedroom in the converted outbuilding.

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.

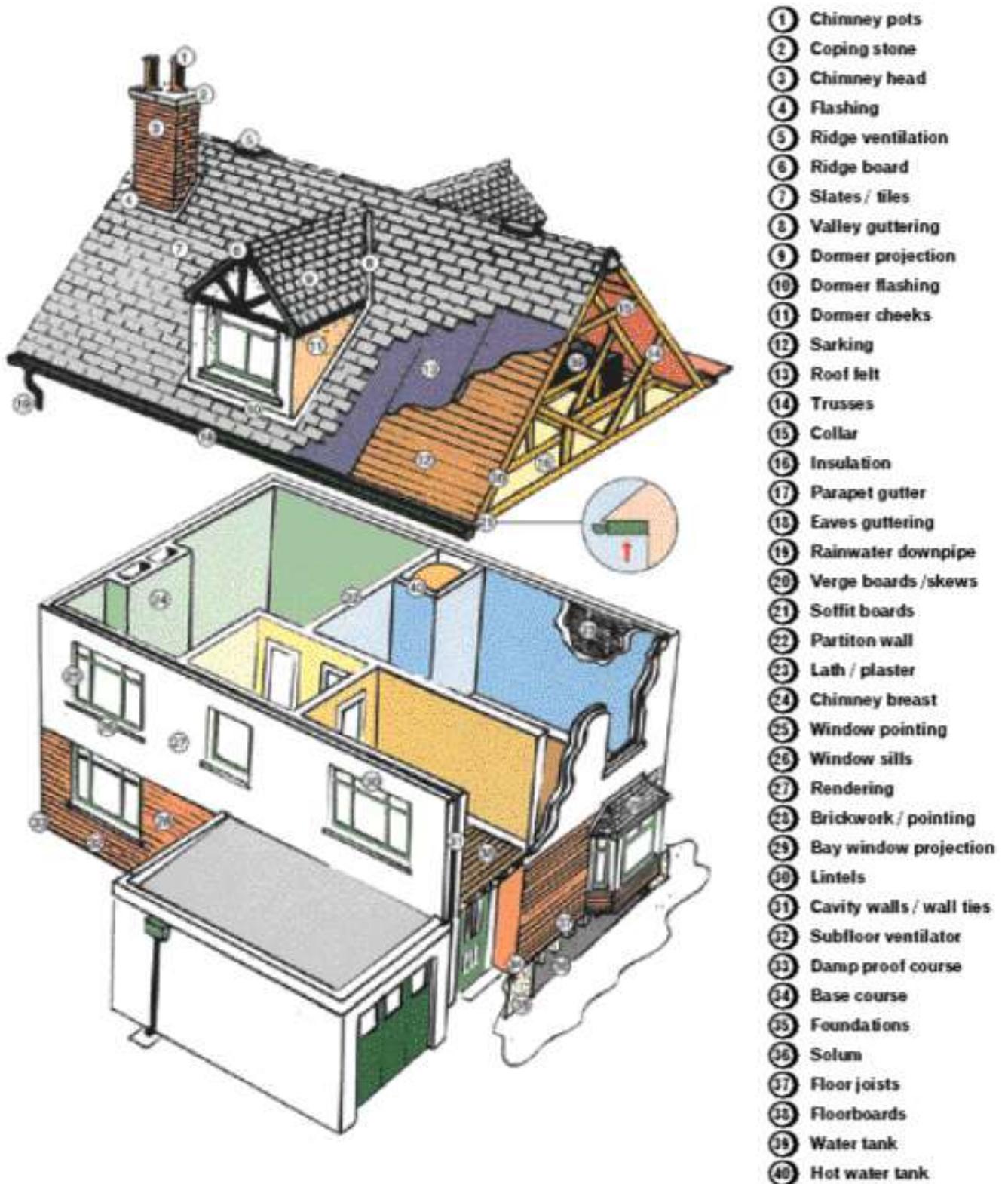
Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Any additional limits to inspection:

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

No access was available to the sub-floor.

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:	There is evidence of past woodworm activity noted in roof members. However, it is understood that treatment was carried out in July 2015.	
 Chimney stacks		
Repair category:	N/A	
Notes:	There are no chimney stacks.	
 Roofing including roof space		
Repair category:	1	
Notes:	No significant defects noted. The fibre cement slates to the main roof have faded, but appear to be weathertight.	
 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. The external door to the bedroom in the converted outbuilding is not tight.	

SINGLE SURVEY

	External decorations
Repair category:	1
Notes:	No significant defects noted.
	Conservatories / porches
Repair category:	N/A
Notes:	There are no conservatories/porches.
	Communal areas
Repair category:	1
Notes:	No significant defects noted.
	Garages and permanent outbuildings
Repair category:	1
Notes:	No significant defects noted.
	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:	1
Notes:	No significant defects noted.
	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	1
Conservatories / porches	N/A
Communal areas	1
Garages and permanent outbuildings	1
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	1
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?	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?	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 shared driveway, 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 £125,000 (One 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

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

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

Date of report:

14th January 2018