

Home Report



Property address: Roadside Cottage
Lady Village
Sanday
Orkney
KW17 2BW

Customer: Karen Douglas

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Lady Village
Sanday
Orkney
KW17 2BW

Date of inspection: 26th March 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 three bedroomed detached cottage, with outbuildings and garden ground.
Accommodation	Sitting Room, Kitchen, Three Bedrooms, Shower Room, Hall.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 83m ² .
Neighbourhood and location	The property is situated in Lady Village in Sanday. Local facilities available in Sanday include a Primary & Junior Secondary School, Doctor's Surgery, and a shop. Sanday is served by daily ro-ro ferry and air connections to Kirkwall, on the mainland of Orkney, where all the usual amenities are available.
Age	The original property is thought to date from the early twentieth century. The kitchen extension was probably added in the 1960's. The property has been completely modernised in recent years.
Weather	The weather was cool with showers, following a period of changeable weather. The report should be read in context of these weather conditions.

SINGLE SURVEY

Chimney stacks

4nr stone built chimney stacks, each with a single clay chimney can.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

The roof structure to the main part of the house consists of timber rafters and ceiling joists, with Caithness slates fixed to timber purlins.

Timber sarking to the roof over the Kitchen, with fibre cement slates.

Fibreglass insulation noted to the ceiling joists.

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Rainwater fittings

Black uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

Stone built external walls to the original property. The walls to the kitchen extension are though to be cavity blockwork.

All external walls are strapped and lined internally.

External Wall insulation has recently been installed.

Visually inspected with the aid of binoculars where appropriate.

Foundations and concealed parts were not exposed or inspected

Windows, external doors and joinery

uPVC double glazed windows and external doors.

Timber external door between the kitchen and the lean-to porch.

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 timber front door has been painted.

Visually inspected.

Conservatories / porches

There is a porch between the kitchen and the outbuildings, consisting of a timber framed front wall and a polycarbonate roof.

Visually inspected.

Communal areas	<p>There are no communal areas.</p> <p><i>Circulation areas visually inspected.</i></p>
Garages and permanent outbuildings	<p>Extensive stone built outbuildings to the side of the property, extending to approximately 40m². Polytunnel to the west of the house.</p> <p><i>Visually inspected.</i></p>
Outside areas and boundaries	<p>The house sits within grounds extending to approximately 0.8 acre, which are mainly laid to grass. Post & wire fencing, or stone dykes to all boundaries. Timber fencing around polytunnel.</p> <p><i>Visually inspected.</i></p>
Ceilings	<p>The ceilings are lined with plasterboard or OSB.</p> <p><i>Visually inspected from floor level.</i></p>
Internal walls	<p>Internal walls are lined with plasterboard.</p> <p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>
Floors including sub floors	<p>Concrete ground floors to most of the property, with suspended timber floor to the western end.</p> <p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. No access to inspect the sub-floor areas.</i></p>
Internal joinery and kitchen fittings	<p>Flush ply internal doors. Pencil round softwood skirtings and facings. Plywood window cills with plywood ingoes. Basic fitted floor and wall units to the kitchen.</p> <p><i>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</i></p>
Chimney breasts and fireplaces	<p>Chimney breast and fireplace to the Sitting Room, fitted with a multi-fuel stove.</p> <p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p>

Internal decorations

Internal walls and ceilings are painted; internal woodwork is mostly varnished.

Shower panels and tiles to the Shower Room walls.

Vinyl floor coverings throughout, apart from floor tiles to the 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 distribution boards and a single tariff meter in a cupboard in the Hall.

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 hob.

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 includes:

Shower Room: Spa type mixer shower in cubicle with shower tray, WC and wash-hand basin. The Shower Room has recently been renovated.

Kitchen: 1.5 bowl stainless steel sink and drainer.

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.

Water, plumbing and bathroom fittings (Cont.)

Heating and hot water

Heating is provided by an external combi oil boiler situated to the rear elevation of the house, serving radiators throughout the property. The heating is controlled by a programmer, wall thermostat, and thermostatic radiator valves.

Hot water is provided directly from the boiler.

Plastic oil tank to the rear elevation.

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.

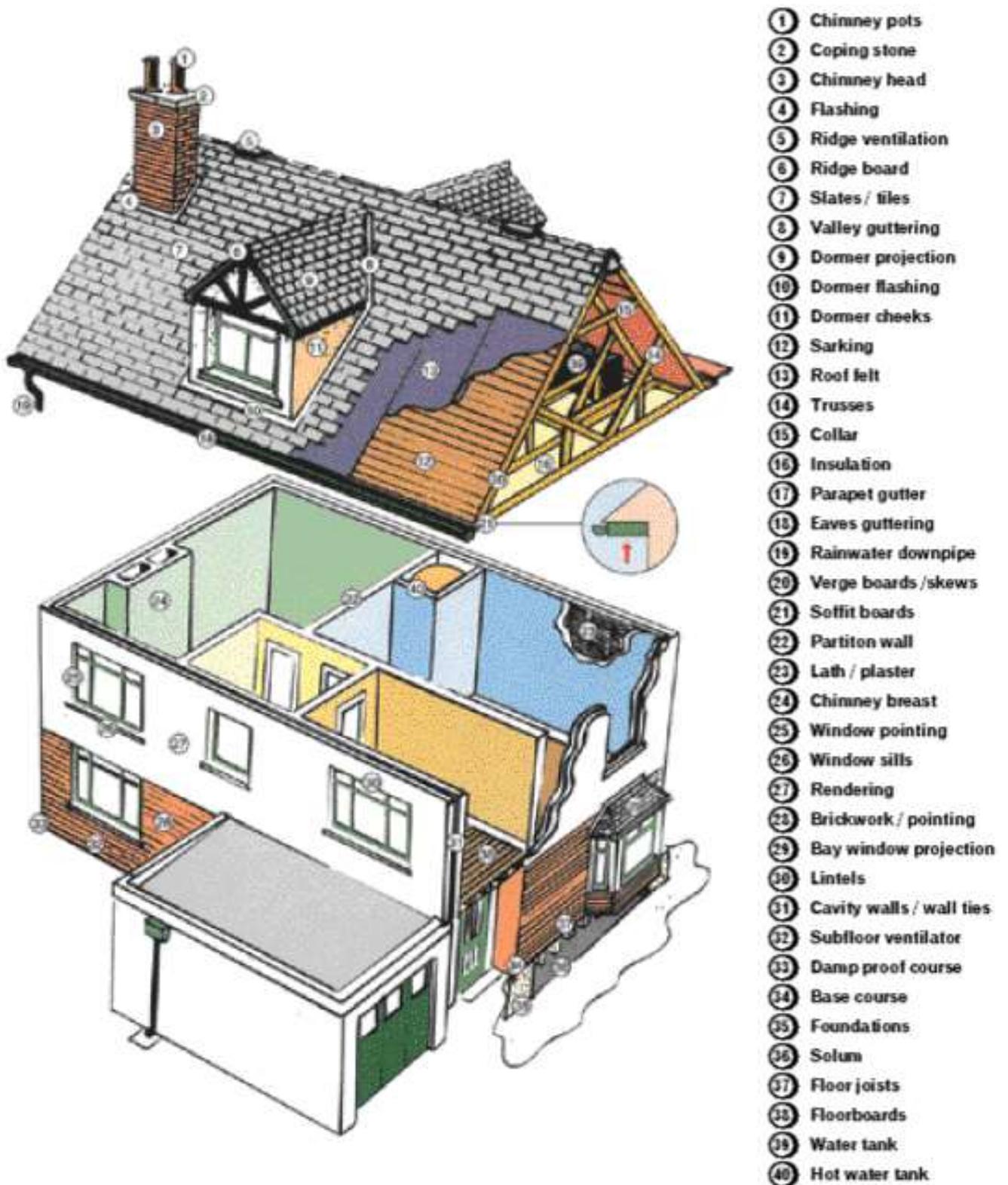
Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Any additional limits to inspection:

At the time of our inspection the property was 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. Some minor signs of woodworm activity noted to the roofspace.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted. Minor cracks noted to render on chimneys.	
 Roofing including roof space		
Repair category:	1	
Notes:	No significant defects noted. Some missing pointing noted. No leadwork flashings to abutments, skews, or around chimneys.	
 Rainwater fittings		
Repair category:	2	
Notes:	Drainage pipework unfinished to the rear elevation.	
 Main walls		
Repair category:	1	
Notes:	No significant defects noted.	

SINGLE SURVEY

	Windows, external doors and joinery
Repair category:	1
Notes:	No significant defects noted. Door handle loose to the front door between the Kitchen and Porch.
	External decorations
Repair category:	1
Notes:	No significant defects noted.
	Conservatories / porches
Repair category:	1
Notes:	No significant defects noted.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.
	Garages and permanent outbuildings
Repair category:	2
Notes:	Doors and windows to the outbuildings are weathered or missing. Fibre-cement roof sheeting to the outbuildings may contain asbestos.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted.
	Ceilings
Repair category:	1
Notes:	No significant defects noted. Minor cracks noted to ceiling linings.
	Internal walls
Repair category:	1
Notes:	No significant defects noted.
	Floors including sub-floors
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	2
Notes:	Flaking paintwork noted to the Hall.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	2
Notes:	Advise that the installation be checked and tested; there is no evidence of recent testing and failure to service and test increases safety risks. Smoke detector missing from Hall ceiling.
	Gas
Repair category:	1
Notes:	No significant defects noted.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	No significant defects noted.
	Heating and hot water
Repair category:	1
Notes:	The oil tank is not tied down.
	Drainage
Repair category:	2
Notes:	Pipework unfinished to the rear elevation.

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	2
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	N/A
Garages and permanent outbuildings	2
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	2
Cellars	N/A
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	2

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 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.

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 £140,000 (One Hundred and 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:

30th March 2018