

Home Report



Property address: Millhouse
Windwick
South Ronaldsay
Orkney
KW17 2RN

Customer: Kathryn Symonds
Irene Johnston
Cora Cumming

Customer address: c/o Millhouse

Date of inspection: 12th June 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	Millhouse comprises a single bedroomed bungalow, with attached storage shed.
Accommodation	Sitting Room, Kitchen/Dining Room, Bedroom, Shower Room, Hall, Vestibule, Storage Rooms.
Gross internal floor area (m²)	The gross internal floor area is 51m ² .
Neighbourhood and location	The property is situated near Windwick Bay in South Ronaldsay, which is one of Orkney's linked south isles. Basic services are available in St.Margaret's Hope, with the full range of amenities provided in Kirkwall, which is around 15 miles from the property.
Age	The original property is thought to date from the early twentieth century, and was completely renovated and extended in 1997.
Weather	The weather was dry and bright, following a period of settled weather.

Chimney stacks

There are two stone built chimney stacks, one to each gable of the original house.
Both chimney stacks are dashed, with concrete copes and single clay chimney cans.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Pitched timber framed roof structure, clad with Caithness slate.
OSB sarking; 150mm thick 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

Circular profile uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

Stone built walls to the original house; cavity block-work walls to the extension.
All external walls are dry-dashed externally; strapped and lined internally.

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

Windows, external doors and joinery

White uPVC double glazed windows.
Timber front door.

*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.*

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External decorations

The front door is 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

Store building attached to the eastern gable of the original house.
Concrete floor, stone walls, pitched roof clad with fibre cement roof sheets, timber windows and door.

Visually inspected.

Outside areas and boundaries

The property sits within a site which is mostly laid to grass.
Boundaries are marked with post and wire fences.

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

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

Basic units to the Kitchen.
Modern fitted floor and wall units to the kitchen in the Annexe.
Flush plywood internal doors with brass lever handles; glazed door between the Hall and Vestibule.
Plywood cills and plasterboard ingoes.
Redwood 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

Open fire to the Sitting Room, comprising a tiled hearth, cast iron backing with tiled inserts, timber surround.

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

Internal decorations

Internal walls and ceilings are painted.
Interior doors and woodwork is painted.
Shower panels to the shower enclosure.
Tiled splashbacks to the Kitchen worktops.
Floor coverings consist of carpet to the Sitting Room, and Bedroom; vinyl to the Kitchen/Dining Room, Shower Room, Hall and Vestibule.

Visually inspected.

Cellars

There are no cellars.

Visually inspected where there was safe and purpose-built access.

Electricity

The property is served by a single phase mains electricity supply to distribution board and dual tariff meters.
PVC sheathed cables to power and lighting circuits.
Smoke detector fitted to the hall ceiling.
Extractor fans to the Kitchen and Shower Room.

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 gas installation.

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 understood to be a mains water supply to the property.
The pipework, where visible, is of copper, plastic Hep2O and uPVC construction.

Sanitary ware includes:

Kitchen – Single bowl stainless steel sink and drainer.

Shower Room – dished floor to shower area, electric shower, wash-hand basin, WC.

Plastic header tank to the loft space.

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 a storage/convector heater to the Kitchen/Dining Room, storage heater to the Shower Room, and panel heaters to the Sitting Room and Bedroom.

There is an insulated hot water cylinder in the storage room beside the front door, fitted with dual electric immersions.

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 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 unoccupied and unfurnished, with floors fully covered throughout.

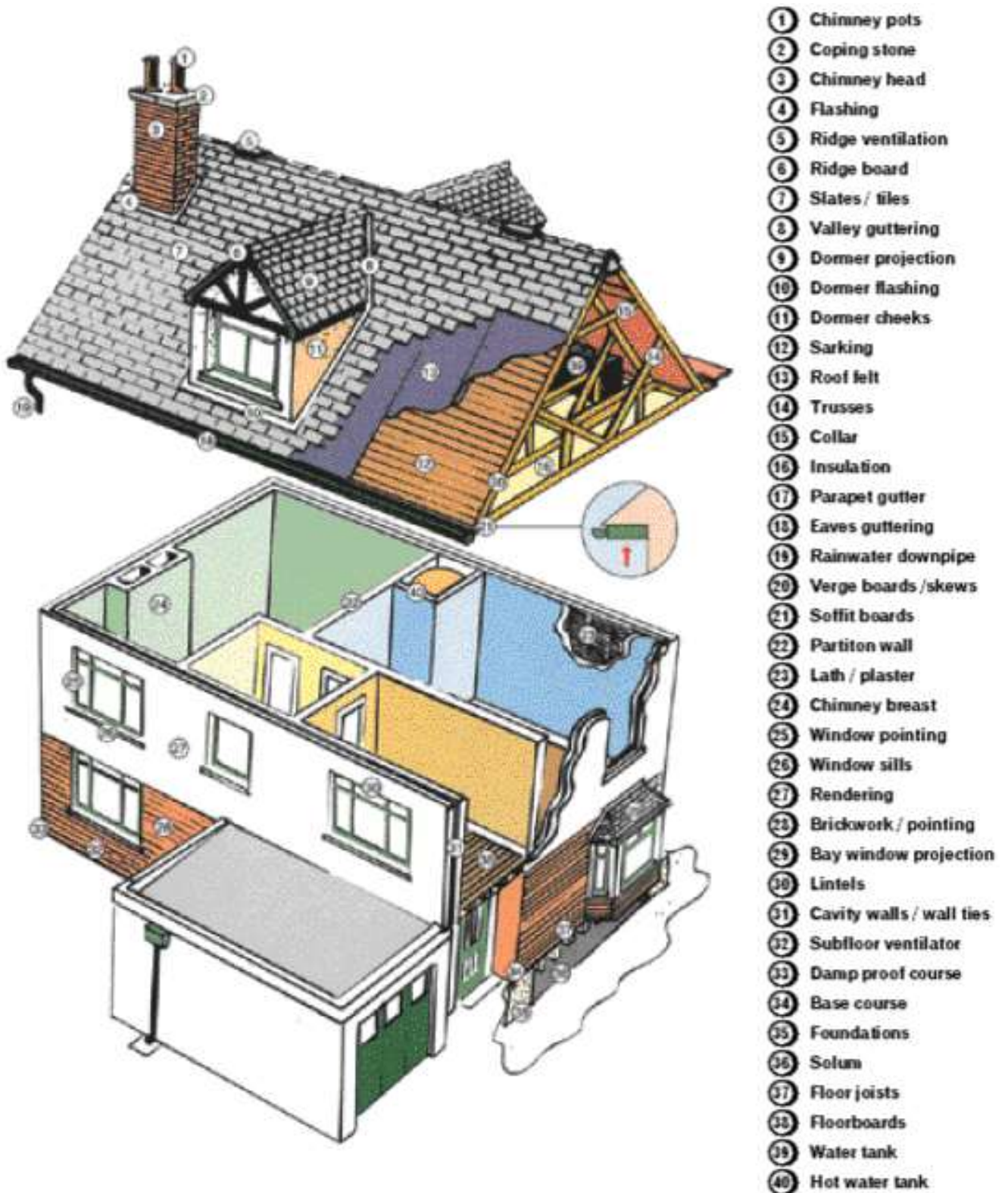
There was no access for inspection behind wall linings.

The drainage system was not open to inspection.

An inspection for Japanese Knotweed or other invasive plant species was not carried out.

Testing has not been carried out for naturally occurring Radon Gas.








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:	2	
Notes:	Signs of woodworm activity noted to the original roof timbers. It is assumed that these relate to historic activity and have been treated. Signs of dampness noted to ceilings, with damp spots showing at plasterboard screws. Rot noted to the front door and frame.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted.	
 Roofing including roof space		
Repair category:	2	
Notes:	Cracks noted to pointing to Caithness slate.	
 Rainwater fittings		
Repair category:	2	
Notes:	Brackets broken to downpipes.	
 Main walls		
Repair category:	1	
Notes:	No significant defects noted.	
 Windows, external doors and joinery		
Repair category:	2	
Notes:	Timber front door is weathered with rot noted to the door and frame. Draught-proofing strip to the threshold is loose.	

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	External decorations
Repair category:	2
Notes:	Weathered paintwork to timber front door.
	Conservatories / porches
Repair category:	N/A
Notes:	There are no conservatories or porches.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.
	Garages and permanent outbuildings
Repair category:	2
Notes:	Door and windows to the storage building are weathered. No gutters or downpipes.
	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:	Internal doors are tight fitting.

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	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:	2
Notes:	Rust noted to the storage heater in the Shower Room.
	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	2
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
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	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	2
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.

Estimated re-instatement cost for insurance purposes

£150,000 (One Hundred and Fifty Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £100,000 (One Hundred 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:

18th June 2018