

Home Report



Property address: Schoolbrae
Stronsay
Orkney
KW17 2AE

Customer: Mr and Mrs M.P Burger De Fremol

Customer address: Helmsley
Stronsay
Orkney
KW17 2DP

Date of inspection: 27th 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	The property comprises a detached bungalow with separate garage and garden ground.
Accommodation	Sitting Room, Kitchen/Dining Room, Three (3) Bedrooms, Bathroom, Shower Room, Utility, Hall, Vestibule, Conservatory.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 133m ² (not including the Conservatory).
Location	The property is situated in a rural location in Stronsay, which is one of Orkney's north isles. A range of services, including shops, a hotel, a primary/juniors secondary school and a doctor's surgery, are available in Stronsay. Stronsay is well served by a regular ro-ro ferry service to Kirkwall on the Orkney mainland, where the full range of amenities are available.
Age	The age of the property is not known, however it is thought that the original house is likely to be around 100 years old, the block-work extensions around 50 years old, and the Conservatory around 15 years old.

Weather	<p>The weather was dry, bright and warm, following a period of settled weather.</p> <p>The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>There are two chimney stacks, both of which are dry-dashed with concrete copes and single clay chimney cans.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched roof structure to the main part of the house, clad with fibre cement slates, with clay ridge tiles.</p> <p>The roof structure comprises timber trusses with chipboard sarking; insulation to a depth of approximately 200mm to the ceiling joists.</p> <p>Flat roofs to front and rear of the property. The flat roof to the front elevation, over the Vestibule and Shower Room is clad with fibreglass; the flat roof to the rear over part of the Hall is clad with mineral felt.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>Square profile uPVC gutters and downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>Stone built walls to the original part of the house; cavity block-work to the extensions.</p> <p>All walls are strapped and lined with plasterboard internally; dry-dashed externally.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Foundations and concealed parts were not exposed or inspected</i></p>
Windows, external doors and joinery	<p>Timber double glazed windows.</p> <p>uPVC front and back doors.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>
External decorations	<p>All timber windows have been painted.</p> <p>Ingoes and concrete cills are whitewashed.</p> <p><i>Visually inspected.</i></p>

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Conservatories / porches

There is a Conservatory to the front elevation, consisting of dwarf walls, uPVC double glazed windows and roof. Internal dimensions 9.7 x 2.4m.
Visually inspected.

Communal areas

The gravel access track in to the property from the public road is shared with the neighbouring property.
Circulation areas visually inspected.

Garages and permanent outbuildings

There is a separate garage to the north of the house, consisting of concrete floor, block-work walls, pitched roof clad with fibre cement sheets, timber access door, metal up and over garage door. Internal dimensions of the garage are approximately 7.7m x 4.0m.
Visually inspected.

Outside areas and boundaries

Gravel driveway and parking area.
Flagstone paved and concrete paths around the house.
Post and wire fencing to the site boundaries.
Visually inspected.

Ceilings

The ceilings are lined with plasterboard.
Visually inspected from floor level.

Internal walls

External walls are lined internally with plasterboard.
Internal partitions are timber framed and 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 floors to most of the property, with solid concrete floors to two Bedrooms.
*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
No access to inspect the sub-floor areas.*

Internal joinery and kitchen fittings

Basic floor and wall units to the Kitchen and Utility.
Flush plywood internal doors with chrome lever handles; four panel pine door between the Kitchen and Conservatory; half glazed door between the Vestibule and Hall.

Plain softwood skirtings and facings; plywood window cills and ingoes.

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, which is fitted with a solid fuel stove.

The fireplace is stone-built with a flagstone hearth.

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

Internal decorations

Internal walls are mainly painted, with lining paper; ceilings are painted or finished with textured plaster.

Internal woodwork is painted.

Tiled splash backs to the cooker in the Kitchen, the Utility and Shower Room; preformed panels to the Bathroom.

Floor coverings consist of carpet to the Sitting Room and Bedrooms; vinyl elsewhere.

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 tariff meters in a cupboard in the Vestibule.

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.

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:

Utility: Single bowl stainless steel sink and drainer.

Bathroom: Steel bath, wash-hand basin, WC.

Shower Room: Mixer shower in recess, 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 electric storage and panel heaters.

There is a hot water cylinder in a cupboard off the Hall. The cylinder is fitted with spray foam insulation and a single electric immersion.

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 private septic tank on site.

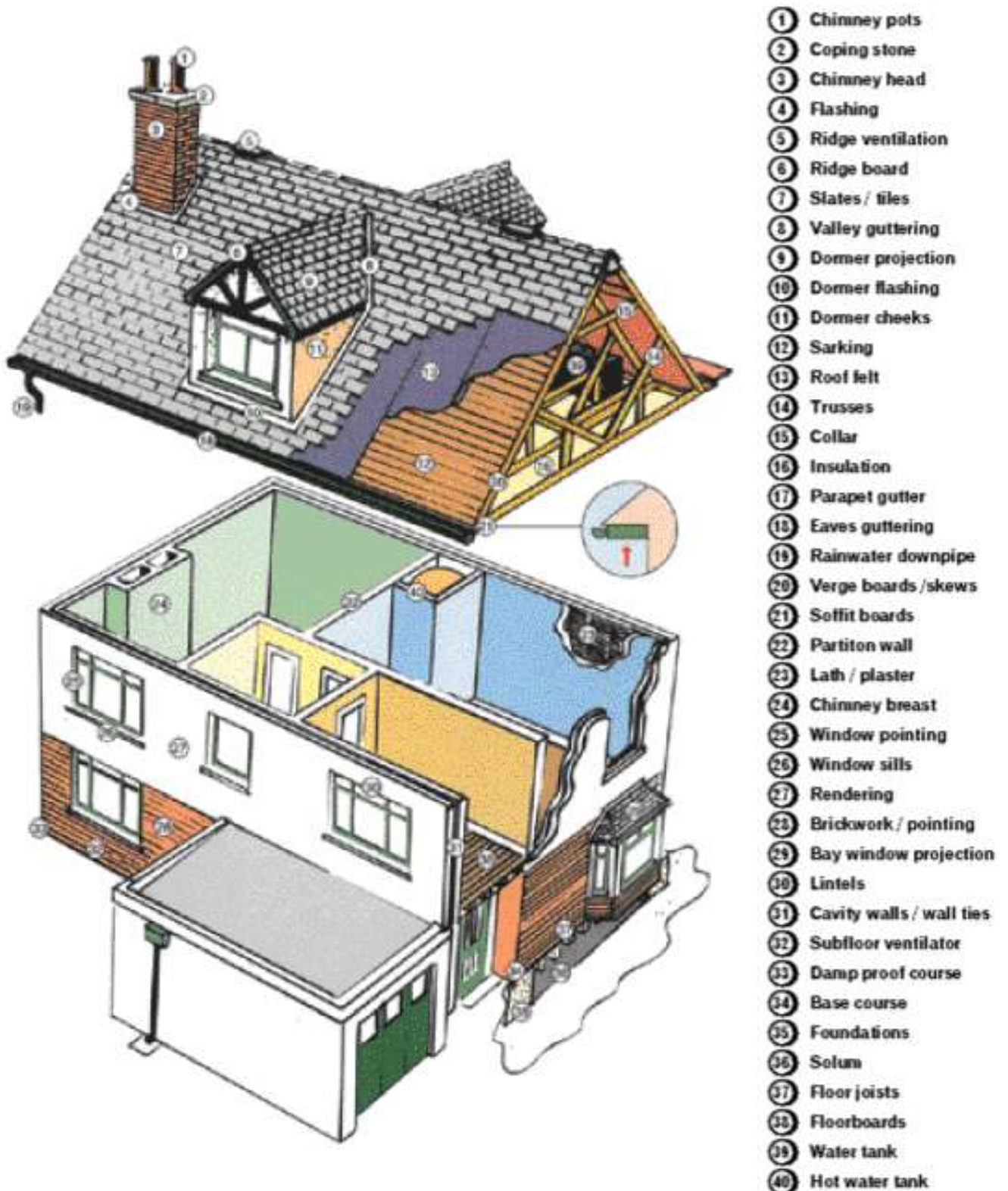
Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Any additional limits to inspection:

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

No inspection was made for naturally occurring Radon Gas or for invasive plant species such as Japanese Knotweed.






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:	Damp areas noted to internal walls, particularly to the Hall and one corner of one Bedroom. Dampness noted to the roof space, particularly to the valleys and around the chimneys.		
 Chimney stacks			
Repair category:	2		
Notes:	Cracks noted to the chimney stacks and clay cans. Disused chimneys should be fitted with ventilated caps.		
 Roofing including roof space			
Repair category:	2		
Notes:	The fibre cement slates appear weathered, with some signs of curling. A number of missing and/or cracked slates noted. Ridge tiles missing in places, with cracked and loose pointing. Only limited access for inspection of flat roof coverings. The felt roof coverings to the flat roof over part of the Hall appear weathered but serviceable, although there are signs of dampness to the ceiling below, and some vegetation growing in the corner of the roof. The fibre cement coverings to the Vestibule/Shower Room flat roof appear serviceable.		
 Rainwater fittings			
Repair category:	1		
Notes:	No significant defects noted.		

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	Main walls
Repair category:	2
Notes:	Vertical cracks between original stone walls and cavity block-work extensions. Cracks to block-work walls near door and window openings, and through one concrete cill. External render is weathered.
	Windows, external doors and joinery
Repair category:	3
Notes:	The remaining timber windows are very weathered and require replacement. A number of the double glazed panes have failed; seized openers to a few windows.
	External decorations
Repair category:	3
Notes:	Paintwork to all external woodwork is very weathered. Whitewashing to cills and ingoes is weathered.
	Conservatories / porches
Repair category:	1
Notes:	No significant defects noted.
	Communal areas
Repair category:	1
Notes:	No significant defects noted.
	Garages and permanent outbuildings
Repair category:	2
Notes:	Garage: timber access door weathered with rot noted to the door and frame, metal garage door rusting, no rainwater goods, cracks noted to the walls, roof sheets may contain asbestos, depending on their age.
	Outside areas and boundaries
Repair category:	1
Notes:	External paving is loose and uneven in places.
	Ceilings
Repair category:	2
Notes:	Cracked and damaged ceiling finishes noted. The textured plaster 'Artex' type finishes may contain asbestos, depending on age.

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	Internal walls
Repair category:	1
Notes:	No significant defects noted.
	Floors including subfloors
Repair category:	1
Notes:	No significant defects noted.
	Internal joinery and kitchen fittings
Repair category:	2
Notes:	A few of the internal door handles are loose, and doors are tight in their frames. Kitchen and Utility fittings are basic.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	2
Notes:	Internal decorations are generally tired, with flaking and worn paintwork.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
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.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	2
Notes:	Bathroom and Shower Room fittings are dated.

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Heating and hot water

Repair category:	2
Notes:	The storage and panel heaters appear dated, with rust noted. The hot water cylinder is small, with incomplete insulation.



Drainage

Repair category:	1
Notes:	No significant defects noted. The drainage system was not tested.

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	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	3
External decorations	3
Conservatories / porches	1
Communal areas	1
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
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	N/A
Water, plumbing and bathroom fittings	2
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?	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 £115,000 (One Hundred and Fifteen 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:

3rd July 2018