

Home Report



Property address: Honeysuckle Cottage
Longhope
Hoy
Orkney
KW16 3PQ

Customer: Doug Watson

Customer address: c/o Honeysuckle Cottage

Date of inspection: 28th 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 conservatory, extensive outbuildings and garden grounds.
Accommodation	Sitting Room/Kitchen, Two (2) Sitting Rooms, Bathroom, Hall.
Gross internal floor area (m²)	The gross internal floor area of the property (not including the Conservatory) is approximately 65m ² .
Location	The property is situated near Longhope, in Hoy, which is one of Orkney's south isles. A good range of services are available locally, including a shop, hotels and a Primary School. There is a regular ferry service to the Orkney mainland, where the usual full range of amenities are available.
Age	The age of the property is not known. Form the style of construction, it is thought that the main part of the house is likely to be around 100 years ago, with the bathroom extension likely to date from the 1960's.
Weather	The weather was dry, bright and warm, following a period of settled weather; the report should be read in context of these weather conditions.

Chimney stacks

There are three chimney stacks, each of which are harled and whitewashed, with single clay chimney cans and concrete copes.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Pitched roof structure to the main part of the house; clad with natural flagstone to the front and flagstone effect tiles to the rear; flagstone skewers.
Pitched roof to the Bathroom extension, clad with fibre cement sheets.

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

Rainwater fittings

uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

Stone-built external walls to the original part of the house; walls to the bathroom extension are thought to consist of cavity block-work.
Smooth render to the walls of the Bathroom extension.

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

Windows, external doors and joinery

Timber double glazed windows; timber boarded 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.

External decorations

Timber door and windows are all painted.
External walls are whitewashed.

Visually inspected.

Conservatories / porches

There is a Conservatory to the southern elevation, consisting of timber framed walls clad with painted plywood, polycarbonate roof, timber double glazing, solid floor with vinyl floor coverings.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

1 Stone built outbuildings to the south-west of the house: stone walls; flagstone & concrete floors; pitched roofs clad with fibre cement sheets. These outbuildings are currently used as a Store, Workshop and Studio. Internal floor area approximately 100m².

2 Two storey building to the east of the house: blockwork walls & pitched roof, all clad with metal sheeting; concrete ground floor. The ground floor is currently used as a workshop; the first floor has been converted into an additional bedroom. Ground floor area 27m²; First floor area 27m².

3 Three greenhouses; lightweight frames with polycarbonate sheeting

4 Polytunnel; approx. 10m x 3m

Visually inspected.

Outside areas and boundaries

Gravel driveway to the east of the house.
Extensive garden grounds with areas of paving, mature trees and shrubs.

Visually inspected.

Ceilings

The ceilings are lined with tongue and grooved boards.

Visually inspected from floor level.

Internal walls

Internal walls are lined with tongue and grooved boards and 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 the main part of the house; solid floor to the Bathroom extension.

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 Sitting Room/Kitchen.
Raised area of floor to the Kitchen, with balustrade and decorative timber features.
Boarded and panelled internal doors.
Softwood skirtings and facings; timber window cills and plywood 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 solid fuel stove in the Sitting Room, sitting on a flagstone hearth, with a timber surround.

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

Internal decorations

Internal woodwork is painted or varnished.
Walls are painted or wallpapered.

Tiled splash-backs to the Kitchen and Bathroom.

Laminate flooring to the Sitting Room, varnished timber floorboards to the Bedrooms, flagstones to the Hall, vinyl to the Bathroom.

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, on a board in the Hall.

Smoke detector fitted to the Sitting Room ceiling.

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:

Kitchen: resin stone single bowl sink and drainer.

Bathroom: Bath with electric shower above, 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 heaters to the Sitting Room and one Bedroom, storage/convactor heater to the Sitting Room, panel heater to the second Bedroom, fan heater to the Bathroom.

There is an encapsulated hot water cylinder in a cupboard in the Bathroom. 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.

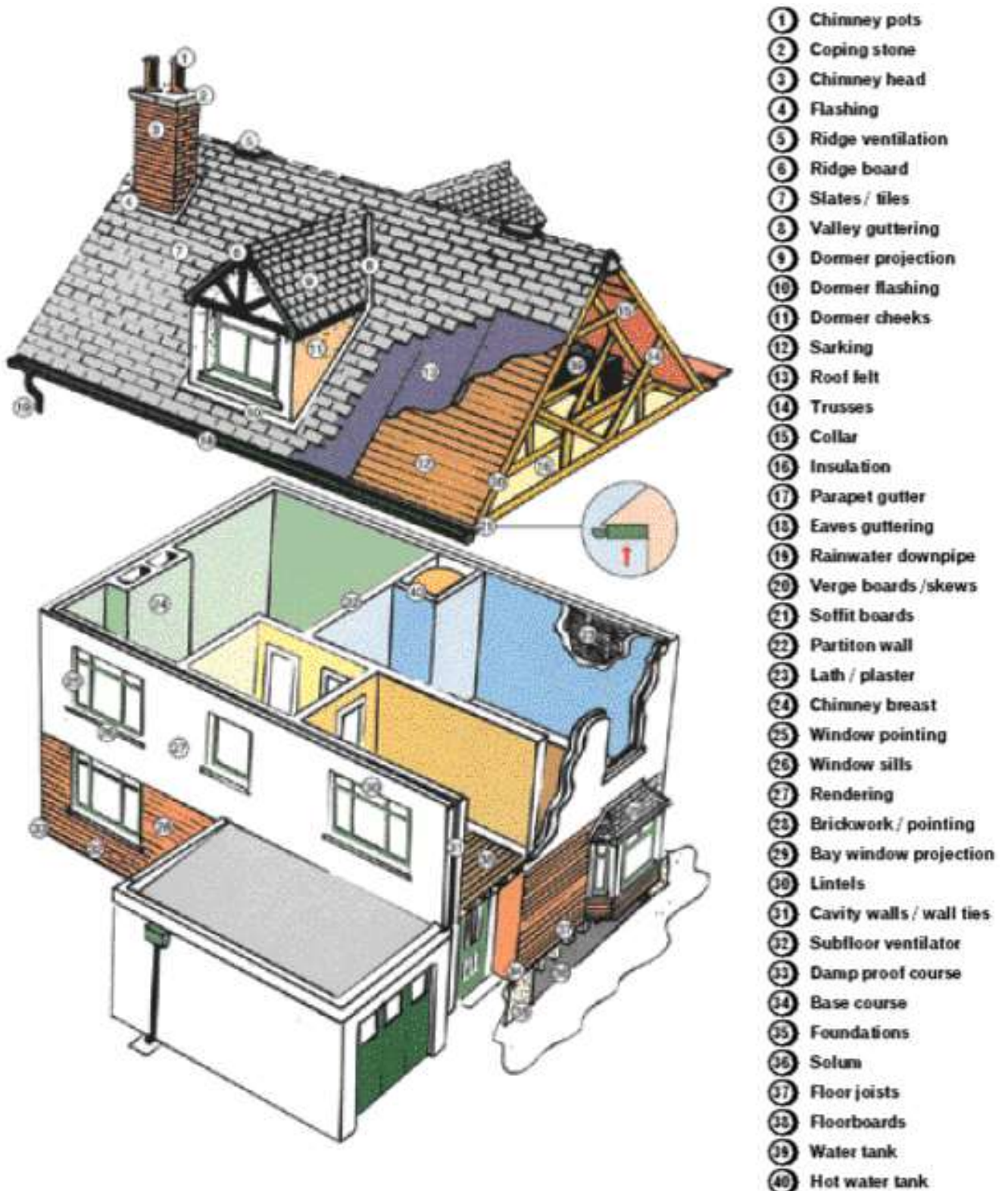
Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Any additional limits to inspection:

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

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:		1			
Notes:		No significant defects noted. Timbers should be treated for woodworm.			
 Chimney stacks					
Repair category:		1			
Notes:		Whitewashing to the chimneys is stained. No leadwork flashings to the base of the chimneys.			
 Roofing including roof space					
Repair category:		1			
Notes:		No significant defects noted. Fibre cement roof coverings are weathered, and may contain asbestos, depending on age.			
 Rainwater fittings					
Repair category:		1			
Notes:		No significant defects noted.			
 Main walls					
Repair category:		2			
Notes:		Smooth render to the Bathroom extension is cracked.			
 Windows, external doors and joinery					
Repair category:		1			
Notes:		Limited opening windows to the main part of the house.			

SINGLE SURVEY

 External decorations	
Repair category:	2
Notes:	Whitewashing to external walls is weathered in places. Paintwork is flaking and weathered to the windows.
 Conservatories / porches	
Repair category:	2
Notes:	External finishes are weathered. The door and windows are weathered; ironmongery to the door is tarnished.
 Communal areas	
Repair category:	N/A
Notes:	There are no communal areas.
 Garages and permanent outbuildings	
Repair category:	2
Notes:	Metal sheet roof cladding to the outbuildings is rusting. Stonework to the outbuildings looks loose in places. Greenhouses and polytunnel require maintenance. Windows and doors to the outbuildings are weathered, with rot noted in places. Whitewashing to the external walls is weathered. Roofline to the main stone built outbuilding appears uneven. Signs of woodworm noted to timbers in places.
 Outside areas and boundaries	
Repair category:	2
Notes:	The garden is overgrown.
 Ceilings	
Repair category:	1
Notes:	No significant defects noted.
 Internal walls	
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Floors including subfloors
Repair category:	1
Notes:	Bounce noted to floor in places.
	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:	1
Notes:	No significant defects noted.
	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:	1
Notes:	No significant defects noted.
	Heating and hot water
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY



Drainage

Repair category:	2
Notes:	External SVP to the roof of the Bathroom extension is not secured in place. End cap missing to guttering. Rise & fall brackets are rusting.

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	1
External decorations	2
Conservatories / porches	2
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	2
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	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?	No
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

£300,000 (Three Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £120,000 (One Hundred and Twenty 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:

5th July 2018