

# Home Report



**Property address:** Nordene  
St.Ola  
Orkney  
KW15 1SX

**Customer:** Colin Laughton

**Customer address:** Ibrox  
Holm Road  
Kirkwall  
Orkney  
KW15 1PY

**Date of inspection:** 2<sup>nd</sup> July 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.

<b>Description</b>	The property comprises a detached bungalow with attached garage and workshop, and garden ground.
<b>Accommodation</b>	Sitting Room, Kitchen/Dining Room, Two (2) Bedrooms, Hallway, Shower Room, Front and Rear Porches, Larder.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property is approximately 75m <sup>2</sup> .
<b>Location</b>	The property is situated close to Kirkwall, which is the main town in Orkney. All the usual amenities are available within easy reach. Orkney is well connected to the Scottish mainland by regular sea and air services.
<b>Age</b>	The property is thought to date from the 1950's.
<b>Weather</b>	The weather was dry, bright and warm, following a period of settled weather; the report should be read in context of these weather conditions.
<b>Chimney stacks</b>	There are two chimney stacks, both of which are harled and whitewashed, with single clay chimney cans and concrete copes.  <i>Visually inspected with the aid of binoculars where appropriate.</i>

### Roofing including roof space

Pitched and hipped roof structure to the main part of the house, clad with natural slates; clay ridge and hip tiles. The roof structure comprises timber trusses with timber sarking boards; insulation to a depth of approximately 200mm to the ceiling joists. The roof space is partly floored.

Monopitch lean-to roof to the rear 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

External walls are thought to be constructed of cavity block-work. External wall insulation has recently been installed.

All walls are strapped and lined with plasterboard 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 and front door. Timber boarded back 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

The timber back door is painted. The chimneys have been whitewashed.

*Visually inspected.*

### Conservatories / porches

There are no Conservatories. Front and rear porches.

*Visually inspected.*

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Attached workshop to the rear of the house, comprising concrete floor, block walls, pitched roofs clad with fibre cement sheets.

The area between the workshop and the house has been infilled with timber framed walls and a mono-pitch roof, to form a garage. Metal up and over garage door; timber entrance doors.

Small store to the rear extension.

Approximate dimensions:  
Garage: 4.8m x 3.6m  
Workshop: 4.6m x 3.7m  
Store: 1.5m x 1.2m

*Visually inspected.*

### Outside areas and boundaries

Gravel driveway in from the public road.

Concrete path to the front door and around the house.

Boundaries are marked with block-work and stone walls.

Garden areas are laid to grass.

*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 the main part of the property; solid concrete floors to the Pantry and Rear Porch.

It is understood that the floor has been insulated.

*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

Floor and wall units to the Kitchen/Dining Room.  
Original 4-panel internal doors with traditional ironmongery and door knobs.  
Built in wardrobes to both bedrooms.  
Plain 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

The open fire in the Sitting Room is covered over with a decorative fireplace surround and electric focal point fire.

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

### Internal decorations

Internal walls and ceilings are painted or wallpapered.

Internal woodwork is painted or varnished.

Tiled splash-backs to the Kitchen worktops; all walls in the Shower Room are tiled.

Floor coverings consist of carpet to the Sitting Room, Bedrooms and Hall; vinyl to the Pantry and Shower Room; laminate flooring to the Kitchen/Dining Room; floor tiles to the Front Porch; painted concrete floor to the Rear Porch.

*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 dual tariff meters.  
Smoke detector fitted to the Hall 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/Dining Room: 1.5 bowl stainless steel sink and drainer.

Shower Room: Electric shower in cabinet, 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 an air source heat pump, with air heating units to the Sitting Room and Hall; electric storage heaters to the Sitting Room, Kitchen/Dining Room and Hall; panel heaters to the Bedrooms; fan heater to the wall of the Shower Room.

There is a hot water cylinder in a cupboard in the Kitchen/Dining Room. 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.*

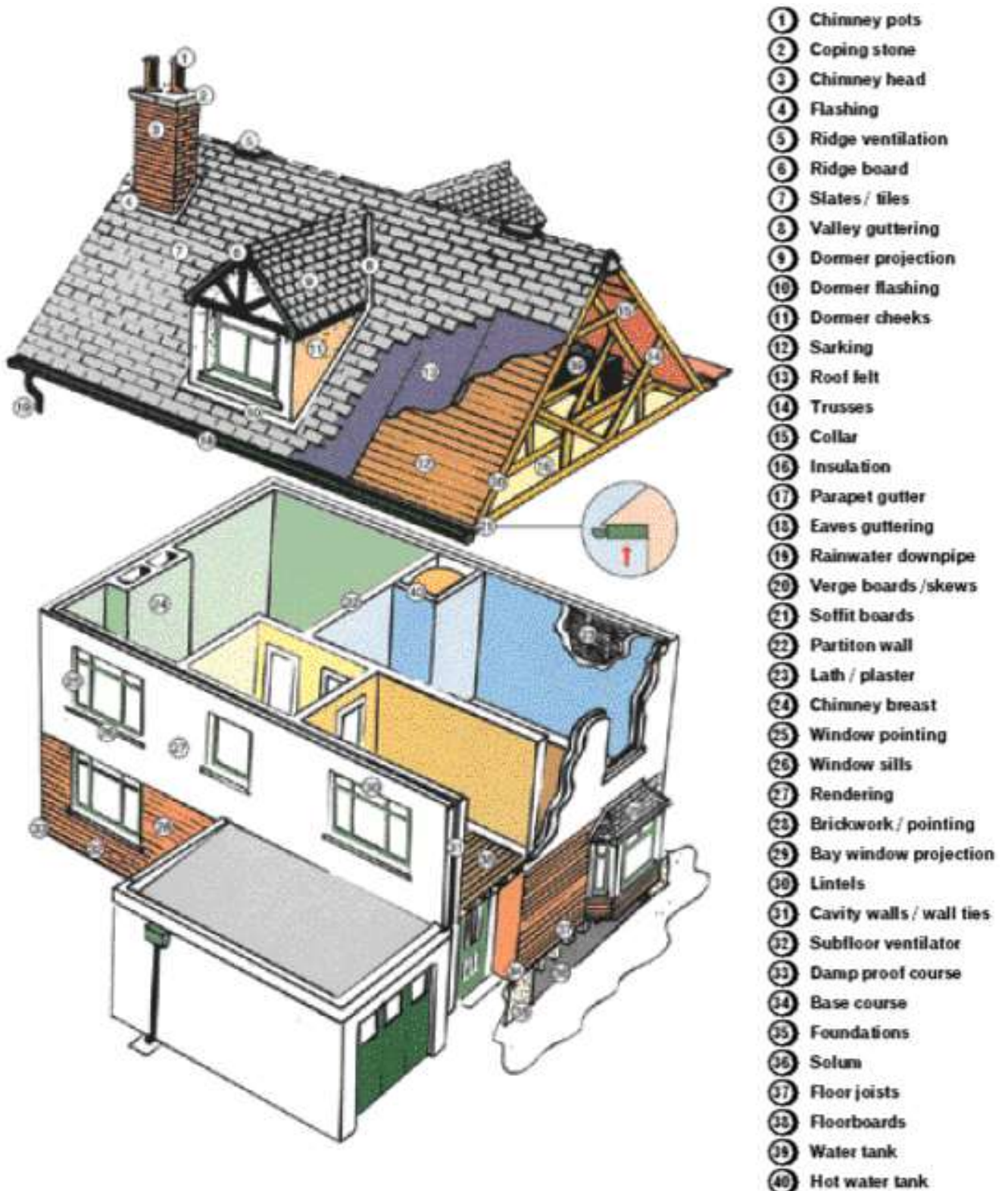
### Any additional limits to inspection:

*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.









<b>Category 3</b>		<b>Category 2</b>	<b>Category 1</b>
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.
 <b>Structural movement</b>			
Repair category	1		
Notes:	No significant defects noted.		
 <b>Dampness, rot and infestation</b>			
Repair category	2		
Notes:	Signs of dampness noted to roof timbers around chimneys.		
 <b>Chimney stacks</b>			
Repair category:	1		
Notes:	No significant defects noted.		
 <b>Roofing including roof space</b>			
Repair category:	1		
Notes:	No significant defects noted. See comments under 'Dampness, rot and infestation'.		
 <b>Rainwater fittings</b>			
Repair category:	1		
Notes:	No significant defects noted.		
 <b>Main walls</b>			
Repair category:	1		
Notes:	No significant defects noted.		
 <b>Windows, external doors and joinery</b>			
Repair category:	1		
Notes:	No significant defects noted.		



## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Conservatories / porches</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Communal areas</b>	
Repair category:	N/A
Notes:	There are no communal areas.
 <b>Garages and permanent outbuildings</b>	
Repair category:	1
Notes:	Signs of woodworm activity noted to roof structure of garage. It is understood that this has been treated.
 <b>Outside areas and boundaries</b>	
Repair category:	2
Notes:	Cracks noted to the boundary walls. Concrete paths are cracked in places.
 <b>Ceilings</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Internal walls</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Floors including subfloors</b>	
Repair category:	2
Notes:	Small hole in floor to the Shower Room, with torn vinyl.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	No significant defects noted. Edge trim missing from the breakfast bar in the Kitchen/Dining Room.

## SINGLE SURVEY

	<b>Chimney breasts and fireplaces</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal decorations</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
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.
	<b>Gas</b>
Repair category:	N/A
Notes:	There is no gas installation.
	<b>Water, plumbing and bathroom fittings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Heating and hot water</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Drainage</b>
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	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	N/A
Garages and permanent outbuildings	1
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	2
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.

<b>1. Which floor(s) is the living accommodation on?</b>	<b>Ground</b>
<b>2. Are there three steps or fewer to a main entrance door of the property?</b>	<b>Yes</b>
<b>3. Is there a lift to the main entrance door of the property?</b>	<b>No</b>
<b>4. Are all door openings greater than 750mm?</b>	<b>No</b>
<b>5. Is there a toilet on the same level as the living room and kitchen?</b>	<b>Yes</b>
<b>6. Is there a toilet on the same level as a bedroom?</b>	<b>Yes</b>
<b>7. Are all rooms on the same level with no internal steps or stairs?</b>	<b>Yes</b>
<b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b>	<b>Yes</b>

#### 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

£175,000 (One Hundred and Seventy Five Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £150,000 (One Hundred and Fifty 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:

4<sup>th</sup> July 2018