

# Home Report



**Property address:** Logandale  
Union Street  
Kirkwall  
Orkney  
KW15 1EA

**Customer:** Mr & Mrs Skuse

**Customer address:** Logandale  
Union Street  
Kirkwall  
Orkney  
KW15 1EA

**Date of inspection:** 27<sup>th</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>	Logandale comprises a two-bedroomed bungalow with detached single garage and small garden.
<b>Accommodation</b>	Sitting Room, Kitchen/Dining Room, Two (2) Bedrooms, Shower Room, Sun Room, Hall, Vestibule.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area is 71m <sup>2</sup> (including the rear Porch).
<b>Neighbourhood and location</b>	The property is situated in central Kirkwall, close to all the usual amenities. Orkney is well connected to the Scottish Mainland by regular ferry and air services.
<b>Age</b>	The property is thought to date from the 1980's.
<b>Weather</b>	The weather was warm and dry, following a period of settled weather.
<b>Chimney stacks</b>	There is one chimney stack, which is block-built and dry-dashed, with a concrete cope and single clay chimney can.  <i>Visually inspected with the aid of binoculars where appropriate.</i>

### Roofing including roof space

Pitched timber framed roof structure, with timber sarking boards and clad with fibre-cement slates. Clay ridge tiles. 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

Grey and black uPVC gutters and downpipes.

*Visually inspected with the aid of binoculars **where appropriate**.*

### Main walls

Walls are thought to be constructed of either cavity block-work, or mass concrete walls.

Walls are dry-dashed externally 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

uPVC double glazed windows and external doors.

*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

There are no external decorations.

*Visually inspected.*

### Conservatories / porches

There is a Porch/Sun Room to the rear elevation, consisting of block-work walls and a pitched & hipped roof clad with fibre-cement slates.

Clay ridge & hip tiles.

*Visually inspected.*

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Detached single garage to the rear of the house, consisting of: concrete floor; block-work walls, smooth plastered internally and externally; pitched roof clad with fibre-cement roofing sheets; plastic sectional garage door.

Internal dimensions approx. 4.7m x 3m.

*Visually inspected.*

### Outside areas and boundaries

Small garden area to the front of the house, laid to grass.

Gravelled driveway to the rear.

Concrete paths around the house.

High stone walls to the boundaries.

Paved area and concrete pad behind garage with area for hot tub.

*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

Modern fitted floor and wall units to the Kitchen.  
Pine internal doors, with a mixture of 15 pane glazed and 4-panel doors; brass lever handles.  
Softwood skirtings and facings.  
Timber window cills with 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

Open fire to the Sitting Room.  
Tiled hearth, stone built fireplace and timber mantle.

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

### Internal decorations

Walls and ceilings are painted or wallpapered.  
Shower panelling to the Shower Room.  
Wall tiles to the Kitchen.  
Interior woodwork is painted or varnished.  
Floor coverings consist of carpet to the Sitting Room, Hall & Bedrooms; vinyl to the Kitchen/Dining Room, Sun Room and Shower Room; floor matting to the 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 24 hour tariff meters, in a cupboard in the front Vestibule.

PVC sheathed cables to power and lighting circuits.

Extractor hood in the Kitchen; extractor fan in the 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 and uPVC construction.

Sanitary ware includes:

Kitchen/Dining Room – single 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 electric storage heaters to the Hall, Kitchen/Dining Room and Shower Room; panel heaters to the Bedrooms.

Open fire to the Sitting Room.

Small hot water cylinder located in a cupboard off the Hall. The cylinder is insulated with spray foam and is fitted with 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

Drainage is understood to connect to the mains sewer.

*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.*

*There was no access for inspection behind wall linings.*

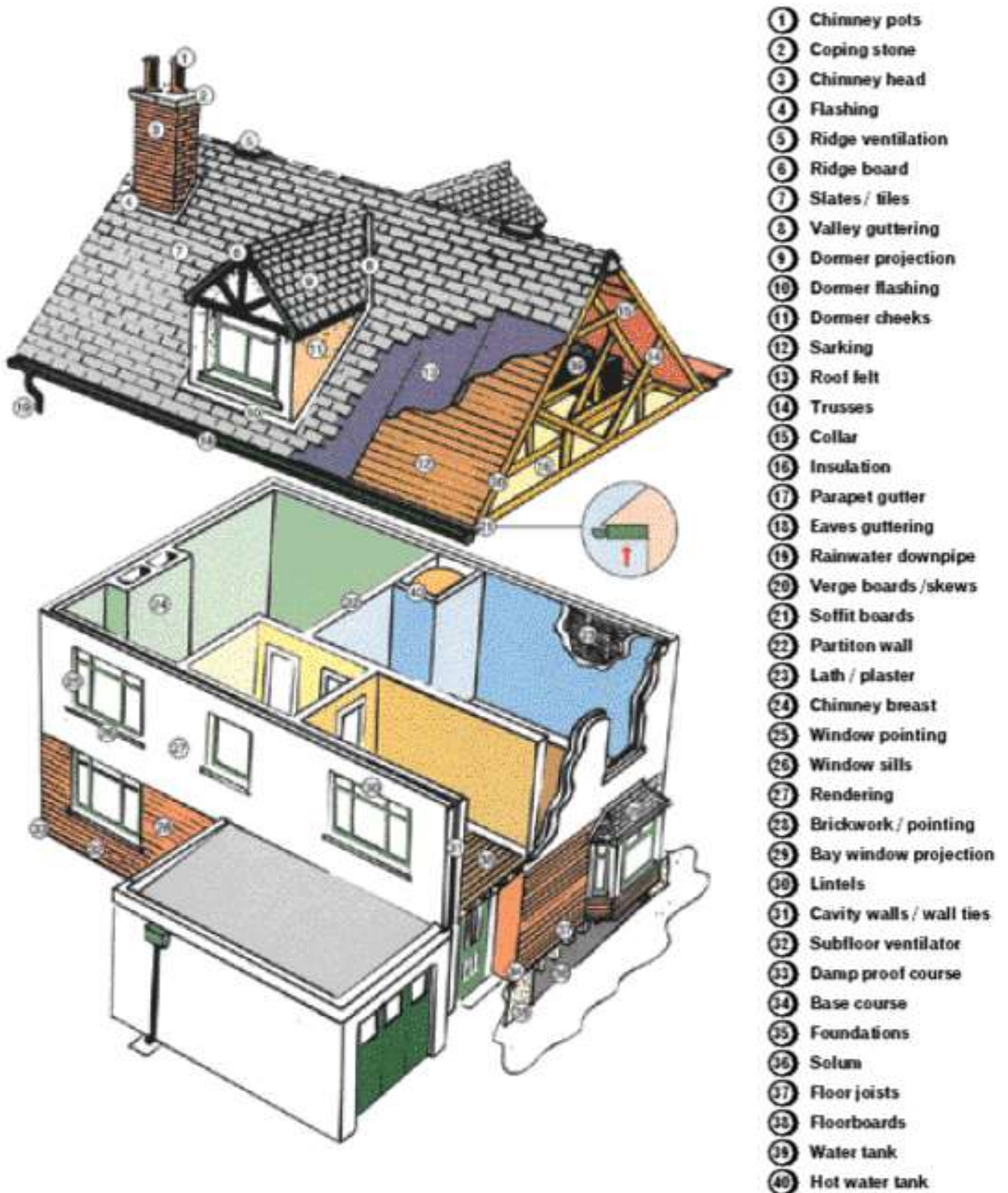
*The drainage system was not open to inspection.*

*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.

<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:	1	
Notes:	No significant defects noted.	
 <b>Chimney stacks</b>		
Repair category:	2	
Notes:	Crack noted to the chimney stack.	
 <b>Roofing including roof space</b>		
Repair category:	2	
Notes:	Fibre cement slates to the original part of the house appear weathered.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	1	
Notes:	Cracks noted to the external render in places, and to the concrete lintels.	
 <b>Windows, external doors and joinery</b>		
Repair category:	1	
Notes:	Some corrosion noted to external door ironmongery.	

## 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:	2
Notes:	Fibre cement roof sheeting appears weathered and may contain asbestos, depending on age. No rainwater goods to the garage. Wiring to the satellite dish on the front elevation is loose. Horizontal cracks noted to walls.
 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	Concrete paving 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 sub-floors</b>	
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY

	<b>Internal joinery and kitchen fittings</b>
Repair category:	1
Notes:	Latches for two of the internal doors don't catch.
	<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:	No significant defects noted. There is no evidence of recent testing and failure to service and test increases safety risks.
	<b>Gas</b>
Repair category:	N/A
Notes:	No significant defects noted.
	<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	1
Chimney stacks	2
Roofing including roof space	2
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	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	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 etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

**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:**10<sup>th</sup> September 2018