

# Home Report



**Property address:** Northak  
Tankerness  
Orkney  
KW17 2QS

**Customer:** Roy M Keldie

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Tankerness  
Orkney  
KW17 2QS

**Date of inspection:** 26<sup>th</sup> September 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 double garage and extensive grounds.
<b>Accommodation</b>	Sitting Room, Kitchen/Dining Room, Four (4) Bedrooms, Bathroom, Utility, WC, Front and Rear Vestibules, Hall.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house (not including the garage) is approximately 158m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated in a rural location in Tankerness, in the East Mainland of Orkney. St.Andrew's Primary School is approximately 5 miles from the house; the usual full range of amenities are available in Kirkwall, which is around 7 miles away. Orkney is well connected to the Scottish Mainland by regular air and sea services.
<b>Age</b>	It is understood that the house was built in 1989.
<b>Weather</b>	The weather was cool with showers. The report should be read in context of these weather conditions.

### Chimney stacks

There is one chimney stack from the solid fuel stove in the Sitting Room. The stack is block built and dry-dashed, with a concrete cope and single capped clay chimney can.

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

### Roofing including roof space

Pitched roof comprising timber trusses, plywood sarking & profiled concrete roof tiles. Fibreglass to the roof space to a thickness of 150mm over the main part of the house; 300mm thick over the garage/utility.

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

### Rainwater fittings

Brown square profile uPVC gutters and downpipes.

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

### Main walls

External walls consist of cavity block-work construction and are dry-dashed externally. Internally, walls are strapped and lined with plasterboard. It is understood that cavity wall insulation has been installed.

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

### Windows, external doors and joinery

Hardwood double glazed windows and external doors. Flush plywood door between house and garage.

*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 windows and external doors are 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

Integral double garage; internal dimensions approx 6.3m x 5.5m.

Concrete floor, block-work walls and ceiling lined with plasterboard.

Painted metal up and over garage doors.

There is also an aluminium framed greenhouse; approximate dimensions 4.5m x 2.5m.

*Visually inspected.*

### Outside areas and boundaries

The property sits within a site extending to approximately 0.9 acres.

Mature garden grounds, with areas of grass and borders.

There is also a quarry, which has been partly infilled and landscaped, with areas of flagstone paving and stone steps, and a pond.

Gravelled driveway in from public road.

Concrete paths surrounding the house.

Boundaries are marked with post and wire fencing.

*Visually inspected.*

### Ceilings

Ceilings are mainly lined with plasterboard; timber lining boards to the Bathroom.

*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, incorporating electric underfloor heating elements.

*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

Fitted floor and wall units to the Kitchen/Dining Room and Utility.  
Flush ply veneered doors with brass lever handles.  
Softwood moulded skirtings and facings.  
Plywood window cills and ingoes.  
Built-in wardrobes to the bedrooms, with louvred doors.  
Airing cupboard off the Hall.

*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, with a flagstone hearth and stone built fireplace.

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

### Internal decorations

Internal walls are emulsioned or wallpapered; ceilings are finished with textured plaster. Note that textured plaster installed until the late 1980's may contain asbestos.  
Interior woodwork is varnished.  
Tiled splash-backs in the Kitchen/Dining Room, Utility and Bathroom.  
Shower panels to the shower enclosure in the Bathroom.  
Floor coverings consist of vinyl flooring to the Sitting Room and Hall, Kitchen/Dining Room, Utility, Bathroom and one Bedroom; carpet to three (3) Bedrooms.

### 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 a dual tariff meter in the Garage.  
Smoke detectors fitted.  
Extractor hood to the Kitchen/Dining Room (not currently operational); ceiling mounted extractors to the Utility and Bathroom.

*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 assumed to be a mains water supply to the property.  
The pipework, where visible, is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – single bowl stainless steel sink and double drainer.

Utility – single bowl stainless steel sink and drainer.

Bathroom – steel bath, mixer shower in recess with shower doors, wash-hand basin, bidet, WC.

WC – wash-hand basin, WC.

Insulated cold water header tank in the roof 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 house is heated by an oil boiler in the Utility, heating radiators throughout the house. The heating is controlled by a programmer, with a wall thermostat in the Kitchen/Dining Room and TRV's fitted to the radiators.

It is understood that the oil heating system was installed in 2006.

The original heating system consisted of electric underfloor heating. This is still functional to the Living Room and Bedrooms. Wall thermostats in each room control the underfloor heating.

There is a solid fuel stove in the Sitting Room. It is understood that the stove includes a back boiler and previously heated the hot water. The stove is not currently in use – it is understood that this system has been disconnected and the back boiler would need to be filled and made safe prior to the stove being brought back into use. The chimney is also currently fitted with a ventilated cap.

Hot water is produced by the oil boiler, with an insulated hot water cylinder in the airing cupboard off the Hall. The cylinder is also fitted with dual electric immersions.

Plastic oil tank to the rear of the house, on a concrete base.

*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 septic tank on site, with an outflow pipe which crosses the neighbouring land.

*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.*

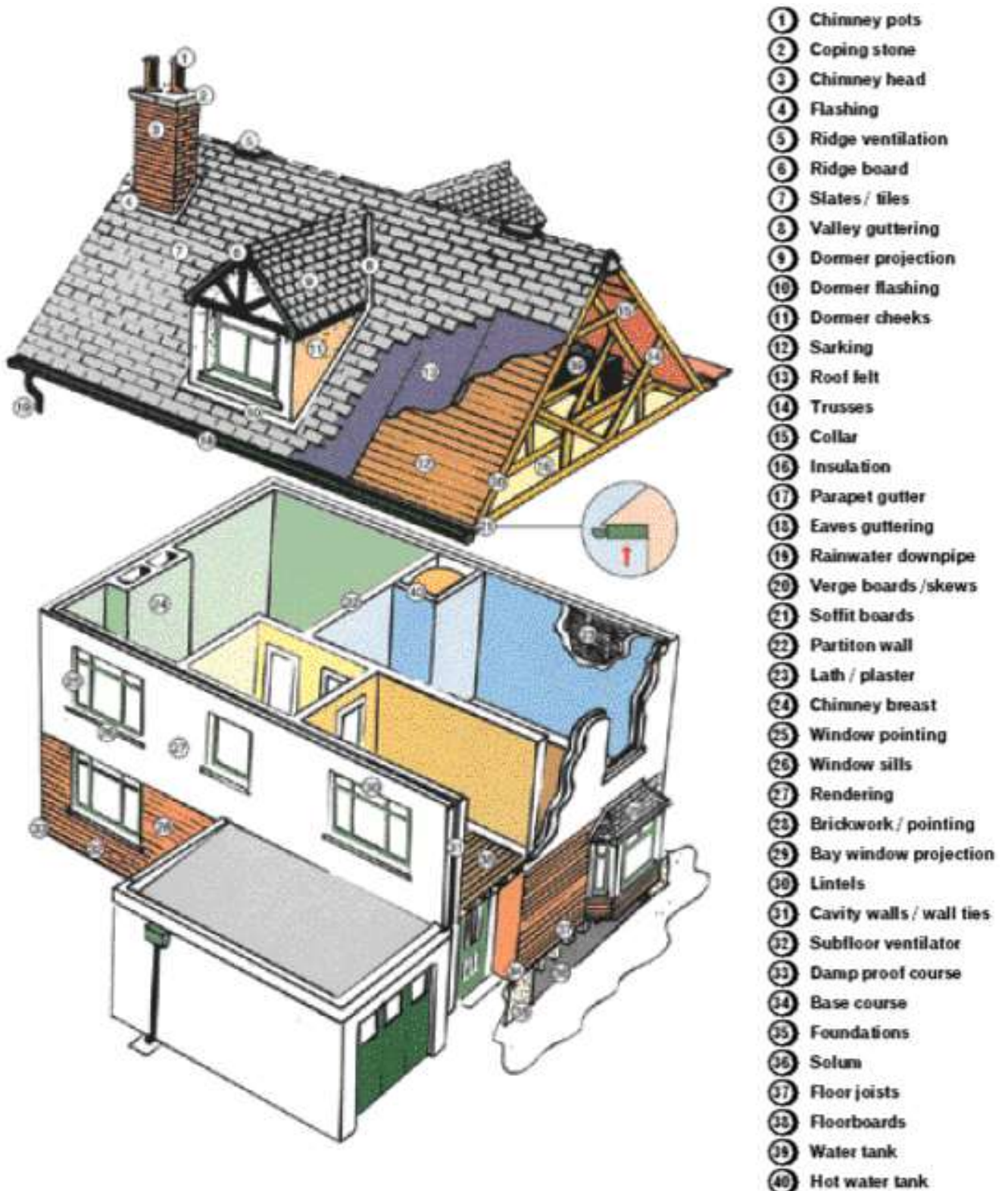
*The drainage system was not open to inspection.*

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

*Orkney has a high incidence of naturally occurring Radon gas. Testing has not been carried out to the property.*










## 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:	1	
Notes:	No significant defects noted.	
 <b>Roofing including roof space</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <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. Tarnishing noted to external door handles.	

## SINGLE SURVEY

	<b>External decorations</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Conservatories / porches</b>
Repair category:	N/A
Notes:	There are no conservatories or porches.
	<b>Communal areas</b>
Repair category:	N/A
Notes:	There are no communal areas.
	<b>Garages and permanent outbuildings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Outside areas and boundaries</b>
Repair category:	1
Notes:	No significant defects noted.
	<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.
	<b>Internal joinery and kitchen fittings</b>
Repair category:	1
Notes:	No significant defects noted. Vertical split to veneer of plywood door between rear Hall and Garage.

## 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.
	<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:	2
Notes:	The solid fuel stove in the Sitting Room is not currently operational.
	<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	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	1
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.

<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>Yes</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.
- Rights and responsibilities for access over neighbour's land for maintenance of drainage.

##### 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 £245,000 (Two Hundred and Forty Five 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:**

12<sup>th</sup> October 2018