

# Home Report



**Property address:** Twargarn  
Harray  
Orkney  
KW17 2LF

**Customer:** Mr & Mrs Brown

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Harray  
Orkney  
KW17 2LF

**Date of inspection:** 12<sup>th</sup> October 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>	A detached bungalow, with garden ground.
<b>Accommodation</b>	Sitting Room, Kitchen/Dining Room, Four (4) Bedrooms, Bathroom, En-Suite Shower Room, Utility, Hall, Front & Rear Vestibules.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area, including the Rear Porch, is approximately 148m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is located in a rural location in Harray, in Orkney's West Mainland. The Merkister Hotel is directly opposite the house. Local facilities, including shops and a Primary School, can be found in Dounby, which is around 1.5 miles from the house. The usual full range of amenities are available in Kirkwall, which is around 15 miles away. Orkney is linked to the mainland of Scotland by ferry services to Caithness and Aberdeen. There are also regular air services to Inverness, Aberdeen, Edinburgh and Glasgow.
<b>Age</b>	The original house is thought to be around 100 years old, with renovations and extensions carried out in the 1970's. A further complete renovation has been carried out since 2016, with works completed around March 2018.

### Weather

The weather was cool with showers, following a period of changeable weather. The report should be read in context of these weather conditions.

### Chimney stacks

There is one block-built chimney stack, which is rendered, with a concrete cope and single clay chimney can.

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

### Roofing including roof space

Timber framed pitched roof structure, comprising timber fink trusses and timber sarking boards.

Natural slate roof coverings to the original part of the house, and fibre-cement slates to the Kitchen/Sitting Room wing.

Flat roofs are clad with felt.

Fibreglass insulation (approximately 300mm thick) to the pitched roof over the Sitting Room/Kitchen wing.

There was no access to the roof-space over the Bedroom wing.

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

### Rainwater fittings

Circular profile uPVC gutters and downpipes.

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

### Main walls

The external walls to the original house are assumed to be stone-built, with 100mm external wall insulation and render.

Exposed stonework to small section of curved wall to the Hall.

Walls to the Sitting Room/Kitchen wing are assumed to be of cavity block-work construction, and are dry-dashed externally.

Walls are strapped and lined internally.

Concrete window cills; smooth cement render to window & door ingoes.

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

### Windows, external doors and joinery

Wood effect uPVC double glazed front door and windows.  
White uPVC double glazed door and windows to the rear Vestibule.

Plywood external door to the Utility.

Solar Pipe to Hall ceiling.

*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

Most of the external walls are whitewashed.

*Visually inspected.*

### Conservatories / porches

There is a porch/vestibule to the rear external door, leading off the Master Bedroom.

*Visually inspected.*

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Lean-to storage shed to the north elevation, which houses the external oil boiler.

Two wooden garden sheds to the rear of the house.

Boathouse at the side of the Harray Loch, across the road from the house, consisting of block-work walls and concrete roof slab.

*Visually inspected.*

### Outside areas and boundaries

Tarred driveway in to the front of the house.

Stone paved patio area to the rear elevation.

Garden areas surrounding the house, which are laid to grass.

Boundaries are marked with post & wire fencing and stone walls.

There is also an area of ground across the road from the house, at the side of the loch, which contains the Boat House.

*Visually inspected.*

### Ceilings

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 to most of the property, with suspended timber floor to the Master Bedroom and En-Suite Shower Room.

*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.

Worktop and floor units to the Utility.

Vanity units to the Bathroom and Shower Room.

Plain softwood skirtings and facings.

Timber window cills and plywood ingoes.

Timber wall panelling to the Rear Vestibule.

Oak panelled doors with chrome lever handles.

Built in cupboards to the Hall and one Bedroom.

*Built-in cupboards were looked into but no stored items were moved.*

*Kitchen units were visually inspected excluding appliances.*

### Chimney breasts and fireplaces

There are no chimney breasts or fireplaces.

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

### Internal decorations

Walls and ceilings are emulsioned or wallpapered.

Woodwork is painted.

Tiled splashbacks to the Kitchen; wall vinyl and shower panelling to the Bathroom and En-Suite Shower Room.

Floor coverings consist of: carpet to the Sitting Room, Hall and Bedrooms; laminate to the Kitchen/Dining Room; vinyl to the Bathroom and En-Suite Shower Room.

### 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 single tariff meter in a cupboard in the Rear Vestibule.

White plastic sockets and switches.

Fitted electric oven

Extractor fans to the Kitchen/Dining Room, Bathroom and En-Suite Shower Room.

Smoke detector to the Hall ceiling; high heat alarm to the Kitchen/Dining Room ceiling.

Carbon monoxide detector to the master Bedroom.

*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

Fitted gas hob, with Calor Gas supply to the hob in the Kitchen/Dining Room.

### Water, plumbing and bathroom fittings

The property is understood to be connected to the mains water supply.

The pipework, where visible, is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – 1.5 bowl stainless steel sink & drainer.

Utility – Single bowl stainless steel sink.

Bathroom – Bath with mixer shower above, wash-hand basin & WC with vanity units.

En-Suite Shower Room – Mixer shower with dished section of floor and shower screen, wash-hand basin and WC with vanity units.

*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 external oil combi boiler in the lean-to store to the rear of the house, heating radiators throughout the house.

Towel rails to the Bathroom and En-Suite Shower Room.

The heating system is controlled by a programmer, wall thermostat and TRV's to the radiators.

Hot water is also produced by the oil boiler.

Plastic oil tank to the rear of the house.

*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 mains drainage.

*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.*

*Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.*

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

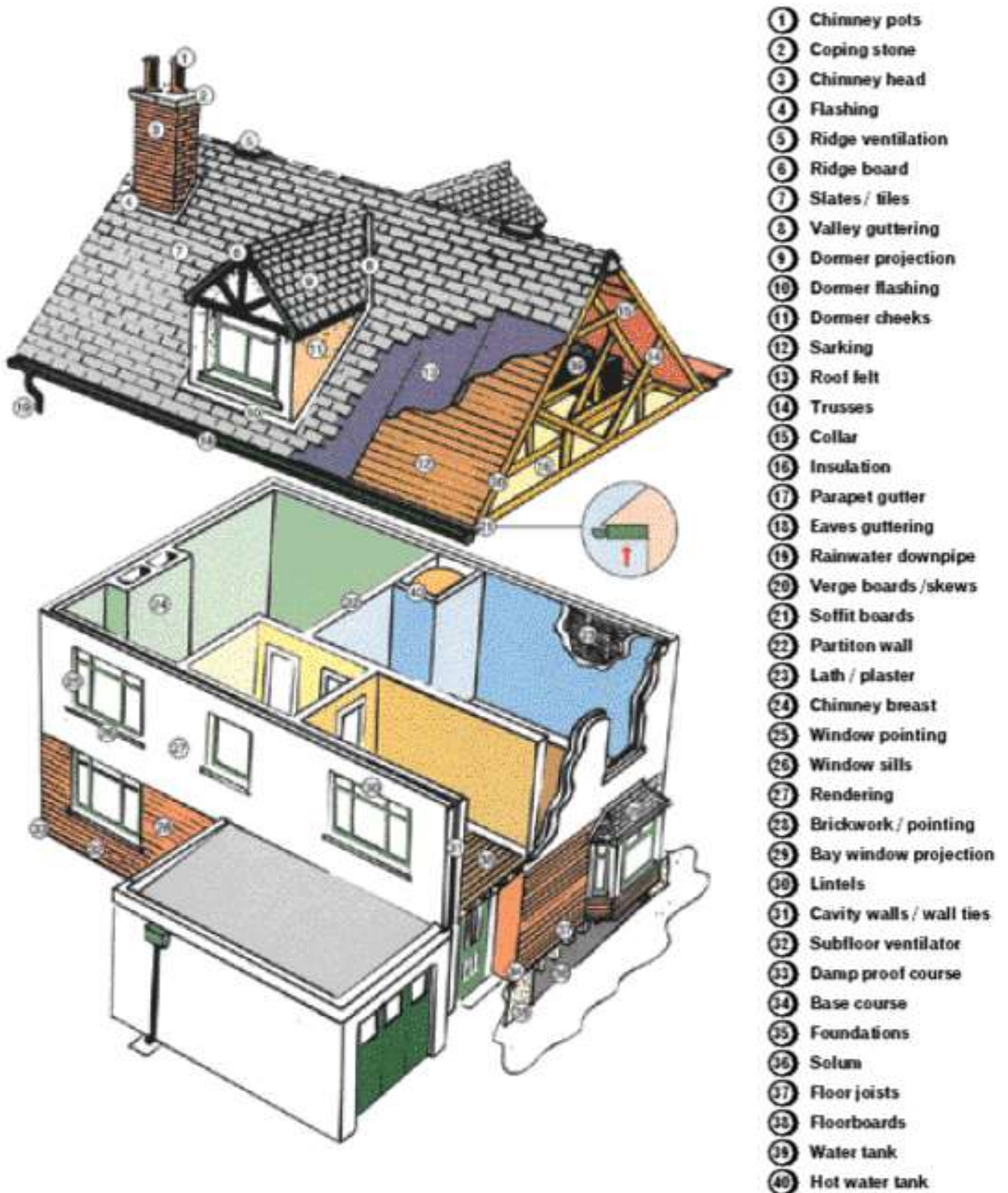
*There was no access for inspection to the foundations under the suspended timber ground floor, behind wall linings, or to the roof-space over the original stone-built part of the house.*

*The drainage system was not open to inspection.*

*High levels of Radon gas have been recorded in areas of Orkney.*



## 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:	Cracks noted to render of the chimney.	
 <b>Roofing including roof space</b>		
Repair category:	1	
Notes:	A few cracked and weathered slates noted. Felt to flat roofs appears weathered.	
 <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 draught-proofing to the rear door from the Utility.	

## 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:	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:	Internal door between Bedroom and En-Suite Shower Room is tightly fitting.

## SINGLE SURVEY

	<b>Chimney breasts and fireplaces</b>
Repair category:	N/A
Notes:	There are no chimney breasts or fireplaces.
	<b>Internal decorations</b>
Repair category:	2
Notes:	Decoration to Hall ceiling and Front Vestibule walls is unfinished. Floor coverings unfinished to the Hall. Sitting Room carpet is worn.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	2
Notes:	Smoke detector to the Hall ceiling is loose.
	<b>Gas</b>
Repair category:	1
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	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	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	N/A
Internal decorations	2
Cellars	N/A
Electricity	2
Gas	1
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

£350,000 (Three Hundred and Fifty Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £280,000 (Two Hundred and Eighty 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:**

26<sup>th</sup> October 2018