

Home Report



Property address: Fairview
Melsetter
Longhope
Orkney
KW16 3NQ

Customer: Executry of William Magnus Learmonth

Customer address: The McKinstry Company
146 Dalrymple Street
Girvan
KA26 9BQ

Date of inspection: 27th November 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

A detached house, with separate outbuildings, garden grounds and agricultural land.
The total area included is approximately 7 acres.
The front of the house faces south-east.

Accommodation

Ground Floor: Sitting Room, Kitchen/Dining Room, Front & Rear Vestibules, Shower Room.

First Floor: Two (2) Bedrooms, Landing.

Gross internal floor area (m²)

The gross internal floor area is approximately 71m².

Neighbourhood and location

The property is located towards the southern end of Hoy, which is one of Orkney's south isles.
A good range of amenities are available in Hoy, including a Primary School, shops and hotels.
Hoy is connected to the Orkney mainland by a regular car ferry service to Houton. There is also a passenger only service from the north end of Hoy to Stromness.
All the usual amenities are available on the Orkney mainland, in Kirkwall or Stromness.
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.

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Age	<p>The house is thought to date from around 1900.</p>
Weather	<p>The weather was cold with showers, following a period of changeable weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>There are two chimney stacks, one to each gable of the original house. The stacks are harled, with concrete copes and clay chimney pots.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Timber framed pitched roof structure, comprising trusses, with Caithness slate on battens.</p> <p>Concrete skewers to the verges to the main part of the house; sandstone skewers to the Front Vestibule.</p> <p>Welsh slate to the Front Vestibule.</p> <p>Fibreglass insulation to the ceiling joists and around the attic rooms.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>Circular profile uPVC gutters and downpipes.</p> <p>Gutters are supported on metal rise & fall brackets.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>The external walls to the original part of the house are stone-built and harled externally.</p> <p>Short lengths of walls to the Rear Vestibule are narrower than the walls elsewhere, and thought to be block built.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Foundations and concealed parts were not exposed or inspected</i></p>
Windows, external doors and joinery	<p>Timber single glazed windows to most of the house; 1nr uPVC double glazed window to the Shower Room; cast iron single glazed rooflights.</p> <p>Lead flashing above over back door.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>
External decorations	<p>The timber windows and external doors are all painted.</p> <p><i>Visually inspected.</i></p>

Conservatories / porches

The Front Vestibule is stone built with Welsh slate roof coverings; timber windows and front door.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

1 Large shed: concrete floor, timber boarded walls, pitched roof clad in felt. Internal dimensions 9m x 4m.
2 Metal sheeted shed: concrete floor, metal sheeted walls, pitched roof clad with felt. Internal dimensions 3.6m x 2.5m.
3 Wooden shed. Internal dimensions 3m x 2m.
4 Lean-to greenhouse: concrete floor, timber frames walls and roof with single glazing. Internal dimensions 3.1m x 2.3m.
5 Aluminium framed greenhouse: concrete floor, aluminium framed walls and roof with single glazing. Internal dimensions 3.0m x 2.5m.
6 Remains of stone outbuilding with metal sheeting to roof.

Visually inspected.

Outside areas and boundaries

Areas of garden grounds surround the house. Boundaries are marked with stone walls and fences. Access to the property is by a rough track from the public road; concrete paths around the house. Agricultural land within the title includes land surrounding the house, the two fields to the other side of the road in front of the house, and also another field to the north. Total area included in the title is approximately 7 acres.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard or lath & plaster to the main ground floor rooms. Polystyrene tiles to the ceilings to the first floor, and to the Front Vestibule and Hall to the ground floor.

Visually inspected from floor level.

Internal walls

Internal walls are lined with plasterboard or lath & plaster.

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 and first floors.

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 Kitchen.

Built in wardrobes to one Bedroom.

Plain softwood skirtings and facings.

Plywood interior doors; glazed double doors between the Kitchen/Dining Room and the Rear Vestibule; sliding doors to the Sitting Room and Kitchen/Dining Room.

Timber window cills.

Pipe boxing to the Shower Room, clad with varnished lining boards.

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

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

The fireplace in the Sitting Room has been removed, with the opening now housing the oil boiler. Removable timber panel to the front of the fireplace, to allow access to the boiler.

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

Internal decorations

Walls are wallpapered; ceilings are either finished with Artex style textured plaster, or clad with polystyrene tiles.

Woodwork is painted or varnished.

Tiled splashbacks to the Kitchen and Shower Room.

Carpet tiles to the Sitting Room and Front Vestibule; carpet to the Bedrooms and stairs; linoleum tiles to the Shower Room; vinyl elsewhere.

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 Front Vestibule.

White plastic sockets and switches.

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.
No Calor Gas supply to the property.

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 – Single bowl stainless steel sink & drainer.

Shower Room – Mixer shower in tiled enclosure with raised floor clad in vinyl and shower door; 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 a Grant Euroflame 50-70 oil boiler, which is situated in the fireplace in the Sitting Room.
The boiler heats radiators throughout the house, and is controlled by a programmer in the Sitting Room and TRV's fitted to the radiators.
Hot water is produced by the oil boiler and stored in an insulated hot water cylinder, which is located in the airing cupboard, off one of the first floor Bedrooms.

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.

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 partly furnished with floors fully covered throughout.

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

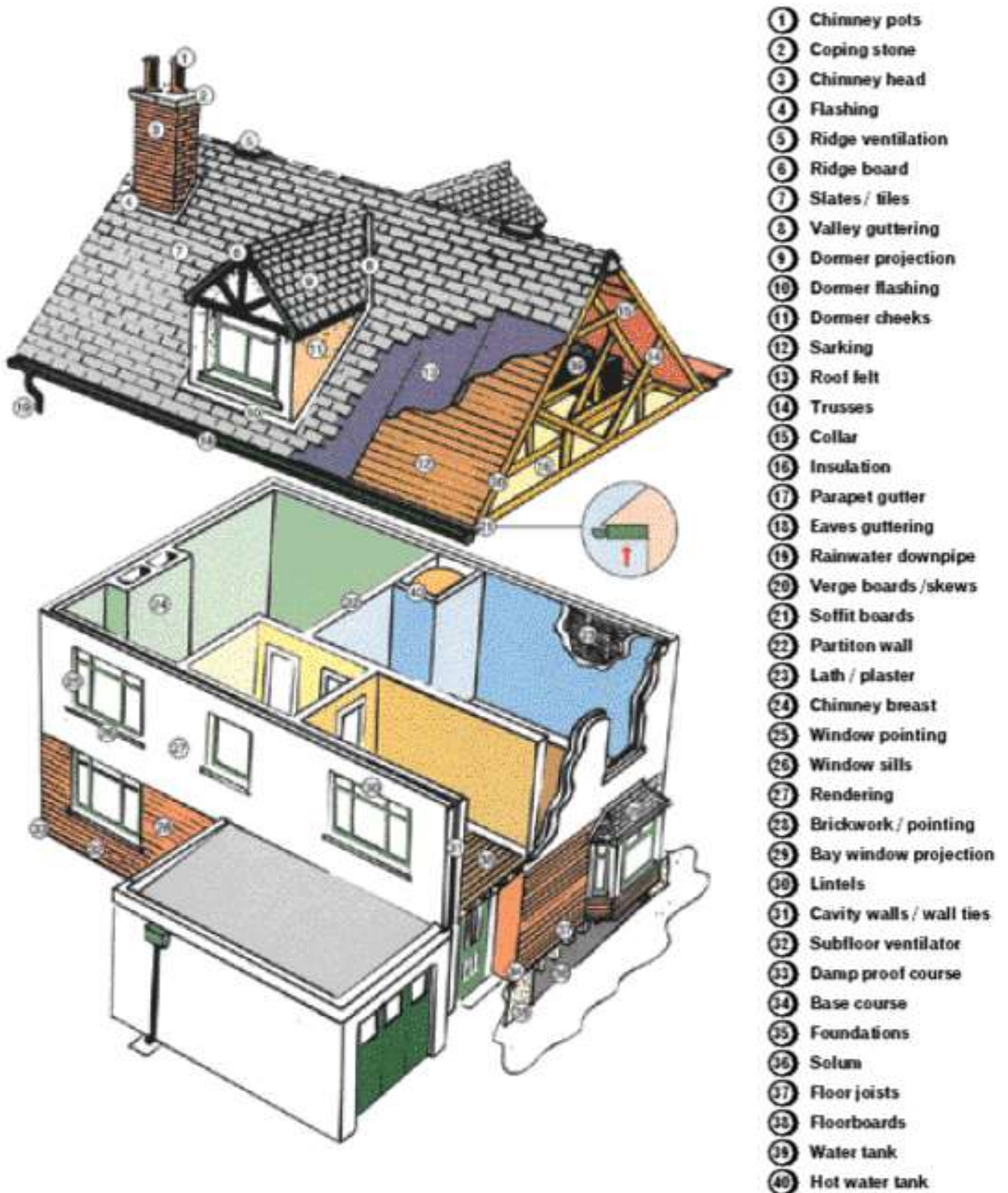
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundations, under the suspended ground floor, or behind wall linings.

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.

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:	Cracks noted to external walls (see below). For the purposes of this report, these are assumed not to have a structural cause, but further investigation may be required to confirm this.	
 Dampness, rot and infestation		
Repair category	2	
Notes:	Dampness noted at windows and to the first floor to the eastern gable. Some signs of woodworm activity noted to floorboards to the first floor; a detailed inspection should be undertaken.	
 Chimney stacks		
Repair category:	2	
Notes:	Cracks extend up from south-west gable to the chimney, with cracked and missing sections of render. Disused chimneys should be fitted with a ventilated cap.	
 Roofing including roof space		
Repair category:	2	
Notes:	Loose slates and pointing noted. Dampness noted to battens in roof-space, with gaps noted between slates.	
 Rainwater fittings		
Repair category:	2	
Notes:	Vegetation noted to gutters. Rainwater goods are missing to the Front Vestibule. Metal rise & fall brackets are rusting.	

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 Main walls	
Repair category:	3
Notes:	Significant cracks to the south-western gable, with signs of previous repairs. Cracks also to either side of the north-eastern gable, and to the Rear Vestibule, where the stone and block walls meet.
 Windows, external doors and joinery	
Repair category:	3
Notes:	Timber windows and doors are very weathered, with rot noted. Door frame damaged to the back door. Cast iron roof-lights are corroded. Latches are broken to the rooflights; the rooflight to one Bedroom is not fixed shut. Lead flashing above back door is loose.
 External decorations	
Repair category:	3
Notes:	Decoration to all windows and doors is very weathered.
 Conservatories / porches	
Repair category:	2
Notes:	Front Porch – Slates missing, door and windows are weathered, dampness penetrating at door and windows.
 Communal areas	
Repair category:	N/A
Notes:	There are no communal areas.
 Garages and permanent outbuildings	
Repair category:	3
Notes:	The large timber shed is in dangerous condition. The stone outbuilding close to the house back door is in very poor condition.
 Outside areas and boundaries	
Repair category:	2
Notes:	Garden areas are overgrown. Fences and walls are in need of repair.
 Ceilings	
Repair category:	2
Notes:	Cracked and loose ceiling finished noted. Artex ceiling finishes may contain asbestos, depending on age.

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	Internal walls
Repair category:	1
Notes:	No significant defects noted.
	Floors including sub-floors
Repair category:	1
Notes:	No significant defects noted.
	Internal joinery and kitchen fittings
Repair category:	2
Notes:	Internal joinery fittings are generally tired. Internal door to the Shower Room is tightly fitting.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	3
Notes:	Internal decorations are generally tired and worn. Wallpaper loose in places. Artex style textured plaster to ceilings is cracked and damaged in places, and may contain asbestos, depending on age. Floor coverings are worn.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	No significant defects noted. A full electrical inspection would be recommended.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.

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Water, plumbing and bathroom fittings

Repair category:	1
Notes:	No significant defects noted. The Shower Room fittings are dated.



Heating and hot water

Repair category:	2
Notes:	Insulation close to the boiler may present a fire risk. Plastic oil tank is not secured.



Drainage

Repair category:	1
Notes:	No significant defects noted.

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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	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	3
Windows, external doors and joinery	3
External decorations	3
Conservatories / porches	2
Communal areas	N/A
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	3
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.

1. Which floor(s) is the living accommodation on?	Ground & First
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?	No
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

£250,000 (Two Hundred and Fifty Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £80,000 (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:

12th December 2018