

Home Report



Property address: Ellerslie
Stronsay
Orkney
KW17 2AE

Customer: Alan Dawson

Customer address: Park Lane
Balblair Road
Nairn

Date of inspection: 11th February 2019

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	Ellerslie comprises a detached cottage with two flat roofed extensions to the rear, with outbuildings and garden ground.
Accommodation	Sitting Room, Kitchen/Dining Room, Three (3) Bedrooms, Shower Room, Hall, Vestibule.
Gross internal floor area (m²)	The gross internal floor area is approximately 92m ² .
Neighbourhood and location	<p>The property is in a rural location in Stronsay, which is one of Orkney's north isles.</p> <p>A good range of local services are available in Stronsay, including a Primary School and shops.</p> <p>Stronsay is connected to the Orkney mainland, where all the usual amenities are offered, by regular sea and air services.</p> <p>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.</p>
Age	The original building and stone-built rear extension are assumed to be around 100 years old; the block-built rear extension is thought to date from around 50 years ago.

Weather	<p>The weather was cool and dry, following a period of changeable weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>There are chimney stacks to both gables of the original cottage; both are stone built and harled with concrete copes and single clay chimney cans.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Timber framed pitched roof structure to the original cottage, with timber sarking boards and natural slate; clay ridge tiles.</p> <p>The rear extensions have flat roofs, which are clad with mineralised felt.</p> <p>The roof space to the original cottage has been lined with plasterboard.</p> <p>Access to the roof space to the pitched roof is via a hatch in the Hall ceiling.</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><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>Stonework walls to the original part of the house and first rear extension; the walls to the second rear extension are assumed to consist of cavity block-work.</p> <p>All walls are harled externally.</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>uPVC double glazed windows.</p> <p>Timber front and back doors.</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 external doors are painted.</p> <p>External ingoes and cills are painted.</p> <p>Plastic rainwater goods are painted.</p> <p><i>Visually inspected.</i></p>

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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

1 Wooden shed to the rear: timber floor & walls, pitched roof clad with fibre-cement sheets; timber door and windows; internal dimensions 5.2 x 2.5m.

2 Block shed to rear: block-work walls, pitched roof clad with metal sheets; internal dimensions 2.5 x 2.5m.

3 Stone garage to south of house: cased stone floor, stone walls, pitched roof clad with metal sheets, timber door and windows; internal dimensions 6.0 x 4.8m

Visually inspected.

Outside areas and boundaries

The property sits close to a separate detached cottage. There are walled garden areas to the front and rear of the house, and a parking area.

Concrete or flagstone paths around the house.

Access to the property is via a shared track from the public road.

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

Suspended timber ground floor to the original cottage; solid concrete floors to the rear extensions.

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.
Panelled interior doors; glazed to the Vestibule and Sitting Room.
Louvred door to the Hall cupboard.
Timber window cills and plywood ingoes.
Softwood skirtings and facings.

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 chimney breast and fireplace in the Sitting Room, consisting of a tiled hearth, painted stone recess and timber surround.

At the time of inspection, the grate had been removed.
Electric focal point fire to the fireplace.

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

Internal decorations

Walls and ceilings are painted or wallpapered.
Woodwork is painted or varnished.
Shower panels to two walls of the Shower Room; wall tiles to the other two walls up to 1m high, then wallpaper above.
Carpet to the Sitting Room, Hall and Bedrooms; laminate to the Kitchen/Dining Room; vinyl to the Vestibule and 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 the Hall.

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 installation at 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 – Electric shower over a dished area of floor, with a shower curtain, 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 the oil fired Rayburn in the Kitchen, heating radiators throughout the house. The heating is controlled by a programmer on the Rayburn, a wall thermostat in the Kitchen, and TRV's fitted to the radiators.

Towel rail to the Shower Room.

New plastic oil tank installed in May 2018 on concrete paving slabs to the south of the house.

Electric focal point heater in the Sitting Room.

There is a hot water cylinder in the Kitchen cupboard, with spray foam insulation and a jacket, and a thermostat. Water is understood to be heated by the oil Rayburn.

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, which is shared with the neighbouring property.

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.

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

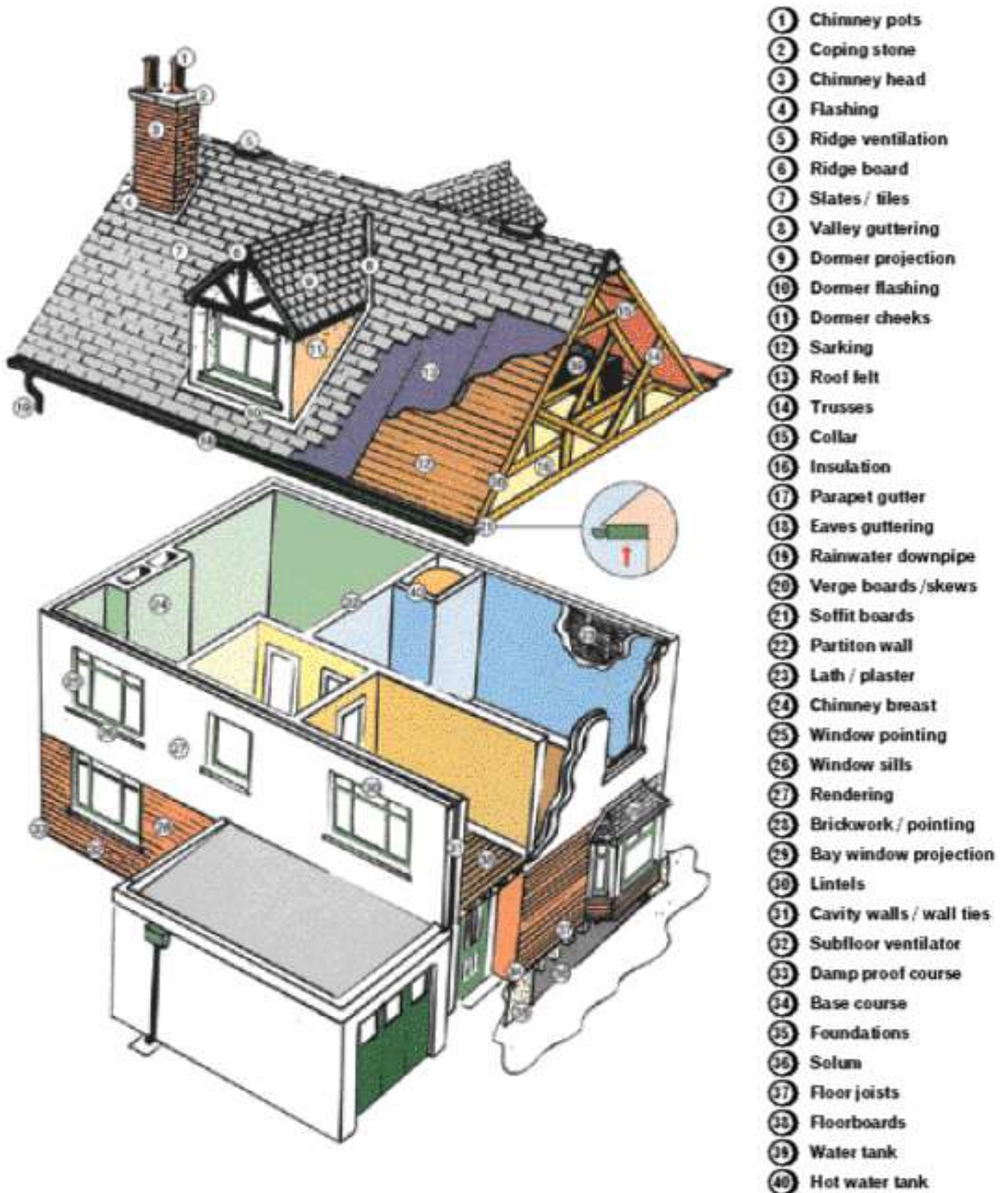
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

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:	No significant defects noted.	
 Dampness, rot and infestation		
Repair category	2	
Notes:	Significant dampness noted to the timber sarking boards and upper surfaces of rafters.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted. No lead-work flashings to the bases of the chimneys.	
 Roofing including roof space		
Repair category:	2	
Notes:	Note: as the roof rooms are lined, there is very limited access to inspect the roof. See comments above regarding dampness. Loose slates noted; some pointing missing from ridge tiles. An inspection should be made for woodworm. The linings to the roof space are poorly installed; roof-light is cracked. Felt roof coverings to the flat roof have been weighed down with concrete blocks to the perimeter.	
 Rainwater fittings		
Repair category:	1	
Notes:	No significant defects noted.	
 Main walls		
Repair category:	2	
Notes:	Cracks noted to external walls.	

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Windows, external doors and joinery

Repair category:	2
Notes:	A significant number of double glazed units have failed, with condensation appearing between the panes. Hinges to the Sitting Room front window do not appear to work correctly; a number of handles are loose. Rot noted to the back door and frame.



External decorations

Repair category:	2
Notes:	Decoration weathered to the back door and to the rainwater goods.



Conservatories / porches

Repair category:	N/A
Notes:	There are no conservatories or porches.



Communal areas

Repair category:	1
Notes:	No significant defects noted.



Garages and permanent outbuildings

Repair category:	3
Notes:	Metal roof sheets are heavily corroded. Fibre cement roof sheets may contain asbestos, depending on age. Extensive wet rot noted to timber doors and windows.



Outside areas and boundaries

Repair category:	2
Notes:	Boundary walls and areas of grass are in need of maintenance



Ceilings









Repair category:	1
Notes:	No significant defects noted.



Internal walls

Repair category:	2
Notes:	Localised damaged areas noted.

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	Floors including sub-floors
Repair category:	1
Notes:	No significant defects noted.
	Internal joinery and kitchen fittings
Repair category:	2
Notes:	Joinery finishes are untidy in places. Interior door to the Sitting Room – latch doesn't catch. Door tight in frame to Bedroom 1.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	Internal decorations
Repair category:	2
Notes:	Decoration untidy and incomplete to localised areas. Floor coverings are poorly fitting.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	No significant defects noted. No extracts to the Kitchen/Dining Room or Shower Room.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	No significant defects noted.

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Heating and hot water

Repair category:	1
Notes:	No significant defects noted. The plastic oil tank is not secured.



Drainage

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

1. Which floor(s) is the living accommodation on?	Ground
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?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	Yes
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 £85,000 (Eighty 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:15th February 2019