

Home Report



Property address: Simmary
Lyness
Hoy
Orkney
KW16 3NY

Customer: Miss J Richards

Customer address: Simmary
Lyness
Hoy
Orkney
KW16 3NY

Date of inspection: 5th June 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	Simmary comprises a detached bungalow with approximately 11 acres of land.
Accommodation	Sitting Room, Kitchen, Bedroom, Shower Room, Store, Hall.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 47m ² .
Neighbourhood and location	The property is situated in a rural location in Hoy, which is one of Orkney's south isles. Local services, including a Primary School, shops and Doctor's Surgery, are available in Hoy. Hoy is connected to mainland Orkney with regular car and passenger ferries. Orkney is well connected to mainland Scotland with regular sea and air services.
Age	The age of the house is not known. However the construction would suggest that the building was originally stone built, with localised sections of more modern block-work.

Weather	<p>The weather was cool 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 chimney stacks to both gables. Both are rendered, with concrete copes and clay chimney cans.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched timber framed roof structure, with timber sarking boards and concrete roof tiles. Fibreglass insulation to the roof space.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>uPVC gutters and downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>External walls are a mixture of stone and block-work construction; dry-dash external finish.</p> <p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected</i></p>
Windows, external doors and joinery	<p>uPVC double glazed windows and front door.</p> <p><i>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.</i></p>
External decorations	<p>There are no external decorations.</p> <p><i>Visually inspected.</i></p>
Conservatories / porches	<p>There are no conservatories or porches.</p> <p><i>Visually inspected.</i></p>
Communal areas	<p>There are no communal areas.</p> <p><i>Circulation areas visually inspected.</i></p>

SINGLE SURVEY

Garages and permanent outbuildings

There are no garages or permanent outbuildings.

Visually inspected.

Outside areas and boundaries

Hardcored driveway and parking area.
Garden area to the front of the house.
Agricultural land of mixed quality (understood to be approximately 11 acres) surrounding the house.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Timber framed internal partitions, lined with plasterboard.

Visually inspected from floor level.

Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors

Solid concrete ground floors.

Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen.
Flush sapele ply doors with brass lever handles.
Moulded skirtings and facings.
Timber window cills and plywood or plasterboard ingoes.

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

Internal walls and ceilings are painted.
Woodwork is varnished or painted.

Tiled splash-backs to the Kitchen and to the wash-hand basin in the Shower Room; wall panels to the shower area.

Floor coverings consist of carpet to the Sitting Room, Bedroom and Store; vinyl to the Kitchen, Shower Room and Hall.

Visually inspected.

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 single tariff meter.

Extractor fans fitted to the ceilings of the Kitchen and 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.

Water, plumbing and bathroom fittings

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

Sanitary ware includes:

Kitchen: single bowl stainless steel sink and drainer.

Shower Room: dished floor, mixer shower, curtain rail, 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

There is an external oil combi boiler to the rear elevation, heating radiators throughout the house.
The heating system is controlled by a programmer, wall thermostat and TRV's to the radiators.

*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

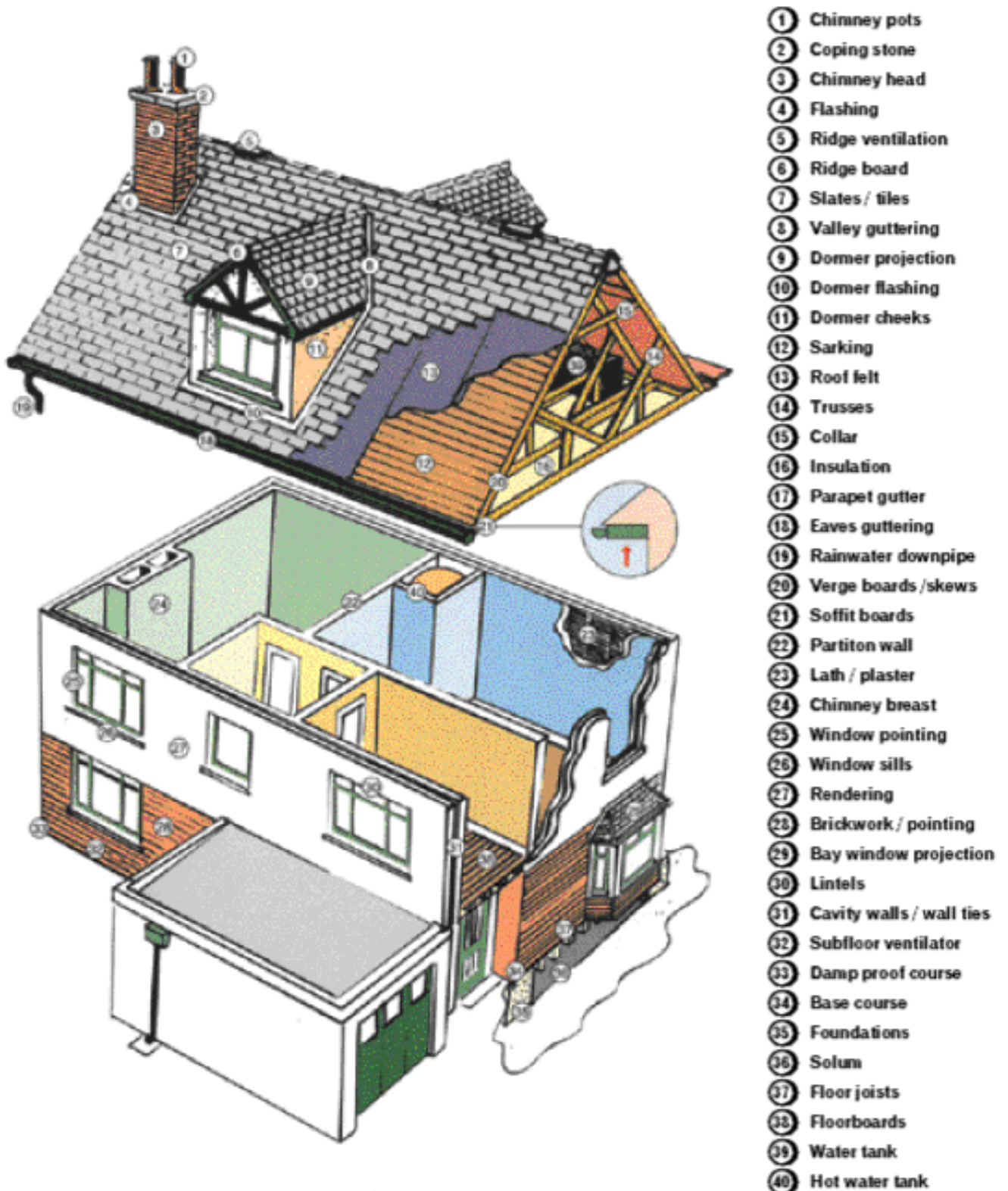
The property is understood to connect to a septic tank on site.

*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 occupied and 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 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:	1	
Notes:	No significant defects noted.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted.	
 Roofing including roof space		
Repair category:	1	
Notes:	No significant defects noted.	
 Rainwater fittings		
Repair category:	1	
Notes:	No significant defects noted.	
 Main walls		
Repair category:	2	
Notes:	Cracks noted to external walls, particularly to the front elevation.	
 Windows, external doors and joinery		
Repair category:	2	
Notes:	Cracked pane noted to the front Sitting Room window. Window handles loose; openers seized; panes have failed. External door handle is loose and worn.	

SINGLE SURVEY

	External decorations
Repair category:	N/A
Notes:	There are no external decorations.
	Conservatories / porches
Repair category:	N/A
Notes:	There are no conservatories or porches.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.
	Garages and permanent outbuildings
Repair category:	N/A
Notes:	There are no garages or permanent outbuildings.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted.
	Ceilings
Repair category:	2
Notes:	Splits noted to plasterboard ceilings.
	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:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Chimney breasts and fireplaces
Repair category:	N/A
Notes:	There are no chimney breasts or fireplaces.
	Internal decorations
Repair category:	1
Notes:	No significant defects noted.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	Advise that the installation be checked and tested. There is no evidence of recent testing and failure to service and test increases safety risks.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	2
Notes:	Grab handles fitted to walls in Shower Room are rusting.
	Heating and hot water
Repair category:	2
Notes:	Rust noted to radiator in the Shower Room. Untidy holes in plasterboard where heating pipework passes through.
	Drainage
Repair category:	1
Notes:	No significant defects noted.

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	2
Windows, external doors and joinery	2
External decorations	N/A
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	N/A
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	N/A
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	N/A
Water, plumbing and bathroom fittings	2
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
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

£100,000 (One Hundred 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: 25th June 2019