

# Home Report



**Property address:** Ardenlea  
Benlaw Road  
Evie  
Orkney  
KW17 2NN

**Customer:** Rachel Ware & Chris Pascotti

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Benlaw Road  
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**Date of inspection:** 12<sup>th</sup> May 2020

## 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

The property comprises a detached 1.5 storey house, with basement and separate large garage.  
The property is used for entirely residential purposes.  
The front of the property faces north-east.

### Accommodation

Ground Floor: Sitting Room, Kitchen/Dining Room, Two (2nr) Bedrooms, Office, Utility, Bathroom, Shower Room, Front Vestibule, Hall.  
  
First Floor: Two (2nr) Bedrooms, Open Plan Landing.

### Gross internal floor area (m<sup>2</sup>)

The gross internal floor area of the property is approximately 194m<sup>2</sup>.

### Neighbourhood and location

The property is situated in a rural location in Evie, in the West Mainland of Orkney.  
A good range of amenities, including shops, a hotel and a Primary School, are available in Dounby.  
Further services are offered in Stromness and Kirkwall.  
Orkney is well connected to the Scottish Mainland: there are regular flights to Inverness, Aberdeen, Edinburgh and Glasgow; there are also regular ro-ro ferry connections to Caithness and Aberdeen.

### Age

The property is thought to date from around 1980.

### Weather

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

### Chimney stacks

There are no chimney stacks.

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

### Roofing including roof space

Timber framed pitched roof structure, clad with plywood sarking and profiled concrete roof tiles.  
Preformed ridge and verge tiles; ventilation to the ridge.  
Fibreglass insulation to the roof space.

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

*Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.*

*Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.*

*Head and shoulders inspection of the roof space only.*

### Rainwater fittings

uPVC gutters and downpipes.

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

### Main walls

The external walls are constructed of cavity blockwork; drill marks suggest that cavity wall insulation has been installed. The walls are dry-dashed externally; smooth cement render below DPC level, to the ingoes and to the external corners; concrete gutter band to the wallheads; concrete window cills.

Stone effect cladding to the recess at the front door.

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

*Foundations and concealed parts were not exposed or inspected.*

### Windows, external doors and joinery

uPVC white double glazed windows and external doors.

*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.*

## SINGLE SURVEY

<b>External decorations</b>	<p>Concrete window cills have been painted.</p> <p><i>Visually inspected.</i></p>
<b>Conservatories / porches</b>	<p>There are no conservatories or external porches.</p> <p><i>Visually inspected.</i></p>
<b>Communal areas</b>	<p>There are no communal areas.</p> <p><i>Circulation areas visually inspected.</i></p>
<b>Garages and permanent outbuildings</b>	<p>Large detached garage to the south-west of the house, consisting of a concrete floor, single leaf block-work walls, pitched roof clad with metal sheeting, metal sliding door, timber side door and single glazed windows; internal dimensions 11.8m x 6.9m.</p> <p><i>Visually inspected.</i></p>
<b>Outside areas and boundaries</b>	<p>Gravelled driveway; concrete paths around the house. Large garden surrounding the property, which is laid to grass and bounded by post &amp; wire fencing. Enclosed walled area to one end of garage.</p> <p><i>Visually inspected.</i></p>
<b>Ceilings</b>	<p>The ceilings are lined with plasterboard.</p> <p><i>Visually inspected from floor level.</i></p>
<b>Internal walls</b>	<p>Internal walls are strapped and lined with plasterboard.</p> <p><i>Visually inspected from floor level.</i> <i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>
<b>Floors including sub floors</b>	<p>Solid concrete ground floor; suspended timber first floor.</p> <p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p>

### Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen and Utility.  
Interior doors are a mixture of 15 pane glazed timber doors, and flush plywood; chrome lever handles.  
Louvred wardrobe doors to one ground floor bedroom.  
Hardwood and softwood facings and skirtings.  
Plywood window cills and ingoes.  
Timber staircase extending up through the first floor; varnished softwood newel posts, spindles and handrail.  
Tongue and groove boarding to one slope and 1 vertical wall to the first floor landing.

*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

Ceilings are emulsioned or finished with textured plaster.  
Internal wall finishes consist of emulsion and wallpaper.  
Woodwork varnished.  
Tiled splashbacks to the Kitchen worktops and behind the wash-hand basin in the Shower Room.  
Preformed upstands to the Kitchen units; tiled splashbacks to the Utility; shower panelling to the Bathroom; wall vinyl and tiles to the Shower Room.  
Floor coverings consist of: carpet to the Sitting Room, Office, Front Vestibule, one ground floor Bedroom, and all first floor areas; laminate to the Hall, Kitchen/Dining Room, Bathroom and one ground floor Bedroom; floor tiles to the Utility; vinyl to the Shower Room.

*Visually inspected.*

### Cellars

There is a basement under part of the house, accessed by doors to the south-east elevation. The basement consists of a concrete floor and concrete block walls. The oil boiler is located in the basement.

Internal dimensions 5.7m x 4.0m.

*Visually inspected where there was safe and purpose-built access.*

### Electricity

The property is served by a mains electricity supply to a distribution board and a single tariff meters in an external meter cupboard adjacent to the back door.

PVC sheathed cables to power and lighting circuits.

At the time of inspection, the following appliances were in place in the Kitchen: gas/electric cooker, fridge, freezer, washing machine.

Extractor hood in the Kitchen.

Smoke detectors to the ceilings of the ground floor Hall and first floor Landing.

*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

Calor Gas supply to the cooker.

*Accessible parts of the system 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.*

### Water, plumbing and bathroom fittings

There is a mains water supply to the property.

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

Sanitary ware includes:

Kitchen: composite 1.5 bowl sink and drainer.

Utility: stainless steel single bowl and drainer.

Bathroom: plastic bath, wash-hand basin in vanity unit, WC.

Shower Room: mixer shower with cabinet and shower tray, wash-hand basin in small corner vanity unit, WC.

Insulated plastic 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 property is heated by an oil boiler in the basement, heating radiators throughout the house.  
The heating is controlled by a programmer in the Kitchen/Dining Room and TRV's to each radiator.  
Towel rails in the Bathroom and Shower Room.  
Insulated hot water cylinder in a cupboard off the Kitchen/Dining Room; fitted with spray foam insulation and a thermostat.

*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 fully furnished with floors fully covered throughout.*

*No access was available behind wall linings or to the solum.*

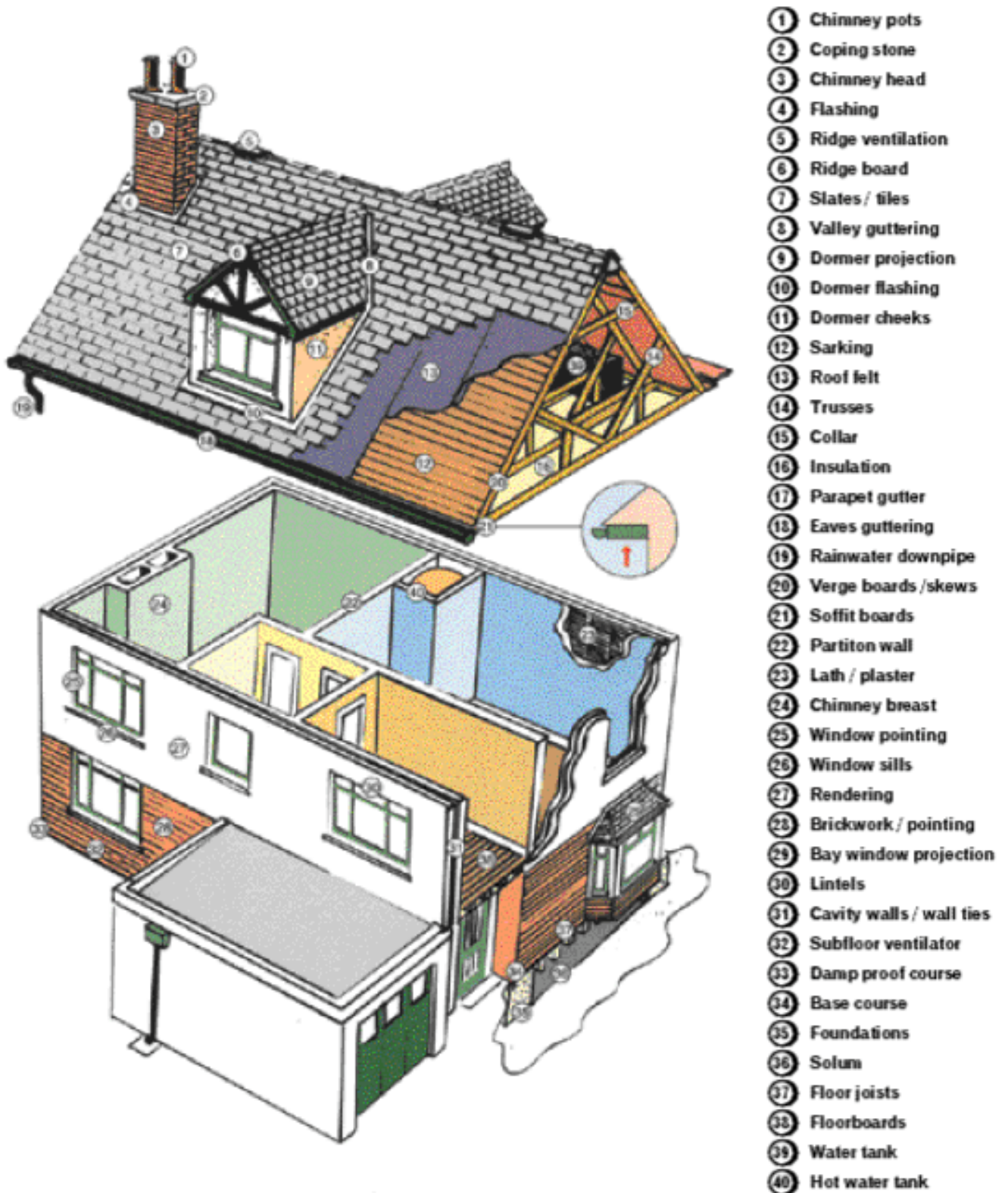
*The drainage system was not open to inspection.*

*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:	Minor signs of damp staining noted to plywood cills and ingoes. Signs of condensation noted to the roof space.	
 <b>Chimney stacks</b>		
Repair category:	N/A	
Notes:	There are no chimney stacks.	
 <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:	Minor cracks noted to external walls.	
 <b>Windows, external doors and joinery</b>		
Repair category:	2	
	Window handles loose in places. Failed double glazing pane noted.	

## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	2
Notes:	Decoration to concrete cills to the first floor is weathered.
 <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:	Textured plaster finishes may contain asbestos, depending on age.
 <b>Internal walls</b>	
Repair category:	1
Notes:	Holes from wall fixings noted in places.
 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	Floorboards appear loose under carpet to one first floor Bedroom.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	There is no handrail to the flight of stairs.

## 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:	1
Notes:	Minor signs of wear and tear noted.
	<b>Cellars</b>
Repair category:	1
Notes:	Decoration weathered to external timber doors.
	<b>Electricity</b>
Repair category:	1
Notes:	The electrical installation was not tested, but appears serviceable.  There is no evidence of recent testing and failure to service and test increases safety risks.
	<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	N/A
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	2
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	N/A
Internal decorations	1
Cellars	1
Electricity	1
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 &amp; First</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>No</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 etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

##### Estimated re-instatement cost for insurance purposes

£400,000 (Four Hundred Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £250,000 (Two Hundred and Fifty Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

Note: assessment of the above valuation has been undertaken based on market conditions prior to the current COVID-19 outbreak; it is unclear how this will affect property values and marketability.

**Signed**



**Surveyors Name**

Billy Groundwater, AssocRICS

**Company Name**

Orkney Surveying Services

**Address:**

Castlehowe, Sower Road, Orphir, Orkney, KW17 2RE

**Date of report:**

16<sup>th</sup> May 2020