

Home Report



Property address: Herstonvue
South Ronaldsay
Orkney
KW17 2TG

Customer: ~~XXXXXXXXXXXX~~

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South Ronaldsay
Orkney
KW17 2TG

Date of inspection: 31st August 2022

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	Herstonvue comprises a detached chalet bungalow, with attached extension to the rear, separate garage and garden ground.
Accommodation	Ground Floor: Sitting Room, Kitchen/Dining Room, Bedroom, En-Suite Shower Room, Dressing Room, Hall, Utility/WC, Entrance Vestibule. First Floor: Two (2nr) Bedrooms, Bathroom, Landing.
Gross internal floor area (m²)	The gross internal floor area of the property is approximately 140m ² .
Neighbourhood and location	The property is situated in a rural location in South Ronaldsay, which is one of Orkney's linked south isles. A good range of services, including shops, hotels and a Primary School, are available in St.Margaret's Hope; further amenities are offered in Kirkwall.
Age	The property is thought to date from around 2012.
Weather	The weather was dry and bright, following a period of settled weather.

Chimney stacks

There are no chimney stacks.

Visually inspected with the use of binoculars where appropriate.

Roofing including roof space

Pitched timber framed roof structure, with rooms formed within the roof space.

The roof is clad with OSB sarking and plain concrete tiles. Concrete ridge and preformed verge pieces.

Fibreglass insulation to the ceiling joists and around the roof rooms.

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

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

White uPVC gutters and down pipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The main wall construction could not be ascertained, but it is assumed to consist of a structural timber frame, with block-work outer leaf.

Dry-dash external finish; smooth render to the ingoes and below DPC level; concrete window cills.

Visually inspected with the aid of binoculars where appropriate.

Foundations and concealed parts were not exposed or inspected.

Windows, external doors and joinery

uPVC double glazed windows and external doors.

Timber framed Velux windows to the roof rooms.

uPVC fascia boards and soffits.

uPVC cladding to the dormer windows.

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

There are no external decorations.

Visually inspected.

Conservatories / porches

There is a timber framed extension to the rear of the house, containing a Vestibule area and additional room. The extensions consists of timber framed walls with external timber cladding, flat roof clad with profiled metal sheeting, timber windows and doors. Internal dimensions 4.2m x 3.8m.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

There is a separate garage to the south of the house, consisting of block walls, a pitched roof clad with fibreglass, and timber doors.

Note: there was no access to inspect the interior of the garage.

Internal dimensions 7.0m x 4.3m

Lean-to greenhouse to the gable wall of the garage, consisting of a timber frame and door, and all clad with polycarbonate sheeting.

Visually inspected.

Outside areas and boundaries

The property is surrounded by garden areas, which are mainly laid to grass.

Gravelled driveway and parking area.

Concrete paths around the house.

Timber fencing to the boundaries.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Interior walls and partitions are timber framed and 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; suspended timber first floor.

Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

There are no sub-floor areas.

Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen/Dining Room and Utility; upstands to the back of the kitchen worktops.

Four-panelled pine doors; glazed doors to the Entrance Vestibule, Sitting Room and Kitchen/Dining Room.

Softwood timber finishes; timber window cills with plywood ingoes.

Timber staircase with softwood balustrade and handrails.

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 solid fuel stove in the Sitting Room, sitting on a flagstone hearth, with tiles behind and a timber surround.

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

Internal decorations

Internal walls and ceilings are wallpapered or painted.

Interior woodwork is varnished.

Preformed splashbacks to the Kitchen/Dining Room.

Stainless steel splashback behind the cooker.

Tiles to the wash-hand basins in the Utility/WC, En-Suite Shower Room and Bathroom.

Wall panelling to the En-Suite Shower Room and Bathroom.

Floor finishes include carpet, floor tiles, laminate and vinyl.

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 a distribution board and a single tariff meter in a cupboard in the Kitchen/Dining Room.

Stainless steel extractor hood to the Kitchen/Dining Room; extractor fans to the Utility/WC, En-Suite Shower Room and Bathroom.

Electric oven to the Kitchen.

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.

Calor Gas supply, with built-in gas hob.

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/Dining Room: 1.5 bowl stainless steel sink and drainer.

Utility/WC: wash-hand basin & WC; plumbed for washing machine and drier.

Bathroom: steel bath with mixer shower head and curtain, wash-hand basin & WC.

En-Suite Shower Room: mixer shower with tray and cabinet, 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 house is heated by an oil boiler in a cupboard in the Kitchen/Dining Room, with radiators throughout the house. The heating system is controlled by a programmer, wall thermostat and TRV's fitted to the radiators.

LPG stove in the Sitting Room.

Insulated hot water cylinder in the Kitchen cupboard, alongside the boiler.

Plastic oil tank alongside the garage wall.

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

Drainage is understood to connect to a private septic tank on site.

Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

Smoke detectors fitted to the ceilings of the ground floor Hall, Sitting Room and first floor Landing; high heat alarm in the Kitchen/Dining Room.

Visually inspected.

No tests whatsoever were carried out to the system or appliances.

Any additional limits to inspection:

At the time of our inspection the property was unoccupied and fully furnished with floors fully covered throughout.

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

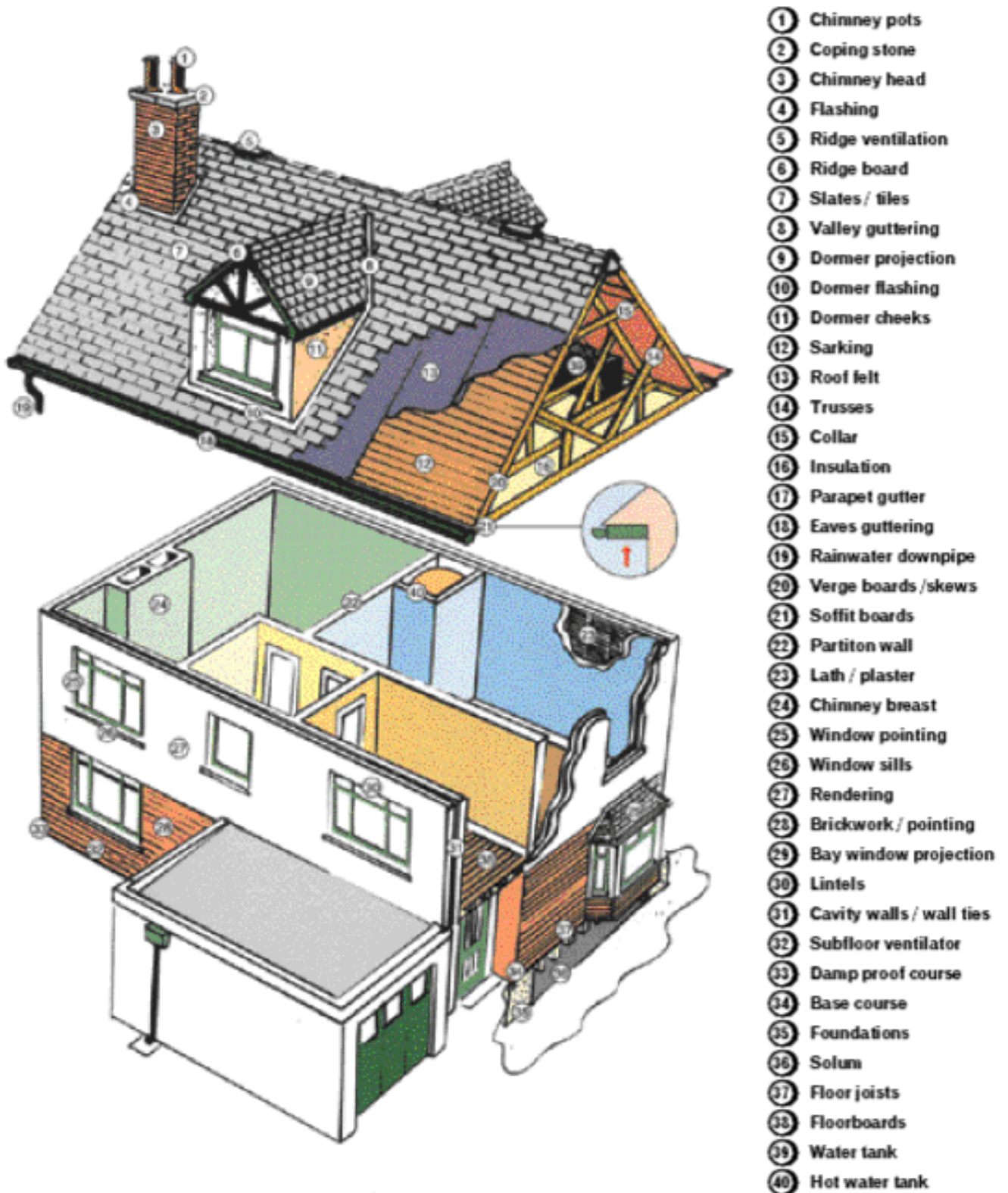
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundations or behind wall linings.

The drainage system was not open to inspection.

High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in 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.

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:	N/A	
Notes:	There are no chimney stacks.	
 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:	1	
Notes:	No significant defects noted.	
 Windows, external doors and joinery		
Repair category:	1	
Notes:	No significant defects noted.	
 External decorations		
Repair category:	N/A	
Notes:	There are no external decorations.	

SINGLE SURVEY

	Conservatories / porches
Repair category:	1
Notes:	No significant defects noted.
	Communal areas
Repair category:	N/A
Notes:	There are no communal areas.
	Garages and permanent outbuildings
Repair category:	1
Notes:	No significant defects noted.
	Outside areas and boundaries
Repair category:	2
Notes:	The timber gates to the property are extensively weathered.
	Ceilings
Repair category:	1
Notes:	No significant defects noted.
	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:	One of the first-floor bedroom doors is tight at its base. First step down from the mid landing has moved away slightly from the landing. The heights of the doors to the kitchen units is slightly mismatched.
	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Internal decorations
Repair category:	1
Notes:	Minor splits noted to wall and ceiling linings. Nail filler visible to timber finishes.
	Cellars
Repair category:	N/A
Notes:	There are no cellars.
	Electricity
Repair category:	1
Notes:	The electrical installation was not tested.
	Gas
Repair category:	1
Notes:	The gas installation was not tested.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	The plumbing installation was not tested.
	Heating and hot water
Repair category:	1
Notes:	The heating system was not tested. The plastic oil tank is not secured.
	Drainage
Repair category:	1
Notes:	No access to inspect the underground drainage system.

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

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?	Yes
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, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

Estimated re-instatement cost for insurance purposes

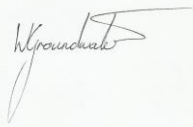
£450,000 (Four Hundred and Fifty Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £335,000 (Three Hundred and Thirty 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:

12th September 2022