

Home Report



Property address: Erraid Station House
Lower Whitehall
Stronsay
Orkney
KW17 2AS

Customer: ~~XXXXXXXXXX~~

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Lower Whitehall
Stronsay
Orkney
KW17 2AS

Date of inspection: 30th March 2021

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 a separate self-contained apartment, outbuildings and garden ground.
Accommodation	Sitting Room/Kitchen, Bedroom, Bedroom/Office, Utility, Bathroom.
Gross internal floor area (m²)	The gross internal floor area of the house is approximately 88m ² . In addition, the area of the front porch is 2m ² .
Neighbourhood and location	The property is located close to Whitehall Village in Stronsay, which is one of Orkney's north isles. Local facilities, including shops and a Primary School, are available in Stronsay. Stronsay is linked with Kirkwall, where all the usual amenities can be found, by regular ro-ro ferry and air connections. 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.
Age	The original house is thought to date from around 1900, with extensive renovations having been carried out within the last 10 years.

Weather

The weather was mild with steady rain, following a period of changeable weather. The report should be read in context of these weather conditions.

Chimney stacks

There are three chimney stacks, one to each gable and one to the rear extension.
The stacks to the main house are assumed to be stone-built, with concrete copes and single clay chimney cans. The stack to the rear extension is thought to be block-built.

Visually inspected with the aid of binoculars where appropriate.

Roofing including roof space

Timber framed pitched roof structure to the main part of the house and the Front Porch, clad with Caithness slate on battens. Concrete skewers to the verges.
The roof is partly lined to form an attic room, accessible by a pull down attic ladder.
Fibreglass insulation to the ground floor ceiling joists.
Mono-pitch roof over the Office/Utility to the rear elevation, clad with metal sheeting.

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

Rainwater fittings

Circular profile grey uPVC gutters and downpipes.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The external walls to the main part of the house are stone-built; part block with timber weatherboarding/part stone to the rear extension; block walls to the front porch. Walls are harled to the front and side elevations, picked and pointed to the rear.

*Visually inspected with the aid of binoculars where appropriate.
Foundations and concealed parts were not exposed or inspected*

Windows, external doors and joinery

White uPVC double glazed windows throughout.
Woodgrain uPVC 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.

External decorations

Timber weatherboarding to the rear extension is painted.

Visually inspected.

Conservatories / porches

Entrance porch to the front elevation.

Visually inspected.

Communal areas

There are no communal areas.

Circulation areas visually inspected.

Garages and permanent outbuildings

The detached garage has recently been developed to form a one-bedroomed apartment. Construction consists of the original concrete floor, with timber battens and chipboard flooring, with underfloor electric heating and laminate floorcoverings; walls and ceilings have been strapped, insulated and lined with plasterboard, and painted. Accommodation includes a Sitting Room/Kitchen, Bedroom and Shower Room. Internal dimensions 5.8m x 5.0m approximately.

There are two outbuildings to the rear of the house, both are block built and clad in timber weatherboarding, with metal sheet roofing:

Outbuilding 1: Lined to form a room with WC (fitted with a portable WC); uPVC door and windows; internal dimensions approximately 4.6 x 3.1m.

Outbuilding 2: storage shed; timber door and window; internal dimensions approximately 3.8 x 2.6m.

Visually inspected.

Outside areas and boundaries

Gravel parking to the side of the house.

Concrete ramp to the front door, with handrail.

Gravel to the rear of the house and to the back garden, with areas of planters and vegetable beds.

Boundaries are marked with stone dykes.

Visually inspected.

Ceilings

Ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Internal walls are lined with plasterboard, with timber lining boards from floor level to approximately 1m up walls.

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 floors to the main part of the house; solid floors to the rear extension and front porch.

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 and Utility. Vanity unit to the wash-hand basin in the Bathroom. Boarded internal doors; Bedroom door is divided horizontally into two across the middle; chrome lever handles.

Moulded skirtings and facings; timber cills and 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 is a timber surround to the sealed up fireplace in the Sitting Room.

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

Internal decorations

Walls and ceilings are emulsioned; woodwork is varnished. Tiled splashback behind the cooker and around the bath; wall vinyl to the shower recess.

Floors are covered with vinyl throughout.

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 one of the outbuildings.

Photovoltaic panels to the rear side of the main roof, with meters in the rear extension and switchgear in the roof space. There is an MCS Certificate for the panels.

White plastic sockets and switches.

Extractor fan to the Bathroom.

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.

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 – White 1.5 bowl sink and drainer.

Utility – under-counter Belfast sink.

Bathroom – steel bath, electric shower in enclosure with shower doors, wash-hand basin in vanity unit, 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 an external oil fired combi boiler, in a cabinet to the rear elevation of the house. The heating is controlled by a programmer, room thermostats and TRV's fitted to the radiators throughout the house.

The plastic oil tank is to the rear of the house.

Hot water is also produced by the external oil boiler.

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 from the house runs out directly to the shore in front of the house.

The drainage system is registered with SEPA.

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.

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.

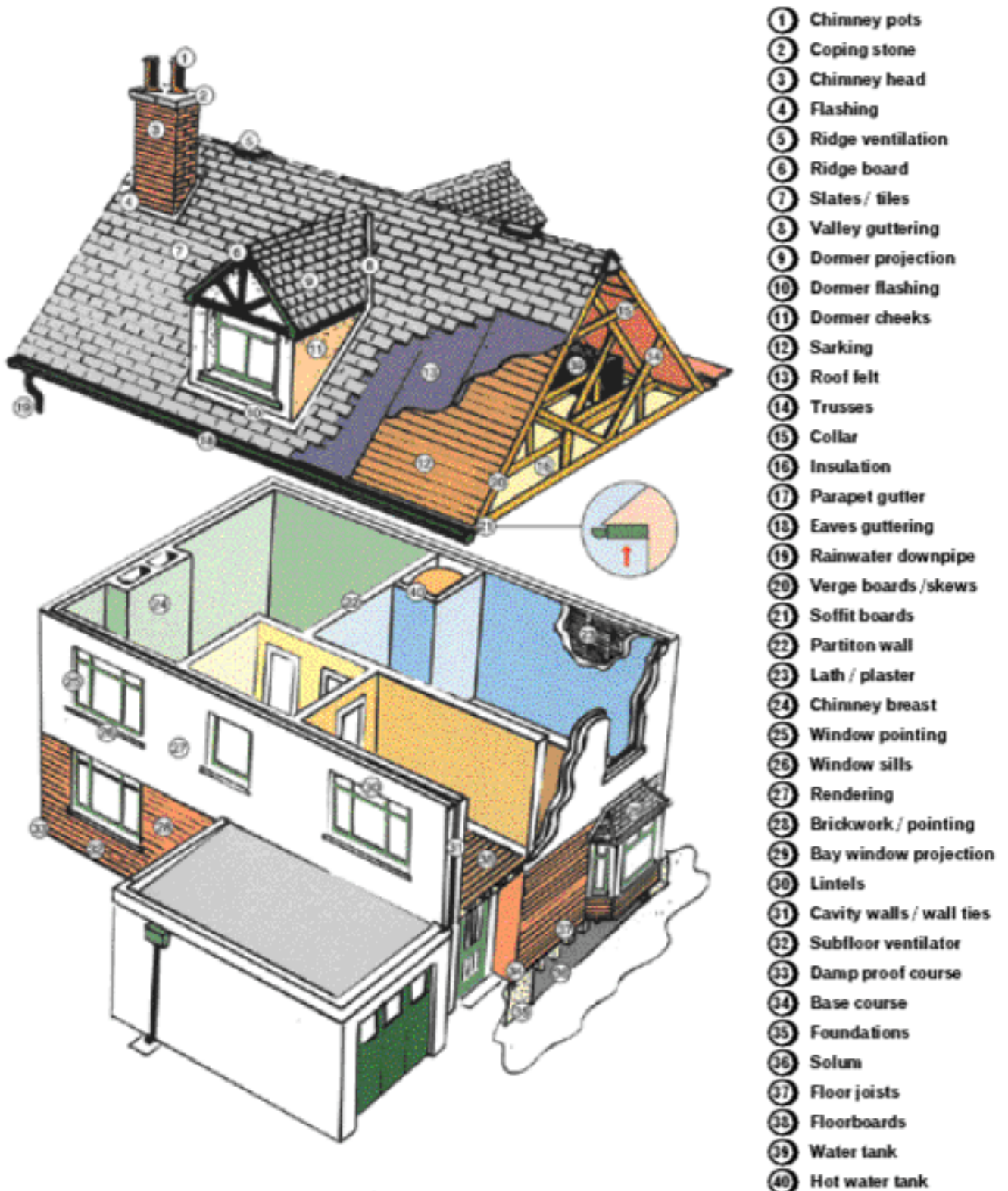
There was no access for inspection to the foundations or behind wall linings.

No access was available to inspect under the suspended ground floor.

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



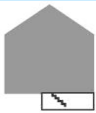





This section identifies problems and tells you about the urgency of any repairs by using one of three categories.

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:		Some signs of dampness noted to the walls and ceilings, with shadowing to the timber members.			
 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:		1			
Notes:		Cracks noted to render in places.			
 Windows, external doors and joinery					
Repair category:		1			
Notes:		Corrosion noted to front door handle.			

SINGLE SURVEY

	External decorations
Repair category:	2
Notes:	Decoration to external timber boarding is weathered.
	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:	Corrosion noted to door handles and hinges to Outbuilding 1. No gutters to the rear elevation of the garage/apartment.
	Outside areas and boundaries
Repair category:	1
Notes:	No significant defects noted.
	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:	Underfloor vents are corroded.
	Internal joinery and kitchen fittings
Repair category:	1
Notes:	No significant defects noted.

SINGLE SURVEY

	Chimney breasts and fireplaces
Repair category:	1
Notes:	No significant defects noted.
	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:	No significant defects noted.
	Gas
Repair category:	N/A
Notes:	There is no gas installation.
	Water, plumbing and bathroom fittings
Repair category:	1
Notes:	No significant defects noted.
	Heating and hot water
Repair category:	1
Notes:	No significant defects noted.
	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	2
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	1
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	1
Internal decorations	1
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?	Yes
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 £150,000 (One 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.

Signed



Surveyors Name

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

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

Date of report:

6th April 2021