

# Home Report



**Property address:** Mucklehouse  
Sandwick  
South Ronaldsay  
Orkney  
KW17 2RJ

**Customer:** ~~XXXXXXXXXX~~

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**Date of inspection:** 24<sup>th</sup> June 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.

<b>Description</b>	Mucklehouse comprises a stone-built house, with extensive outbuildings and garden ground. The property is used for entirely residential purposes.
<b>Accommodation</b>	Ground Floor: Sitting Room, Kitchen, Bedroom, Office, 2nr Shower Rooms (1 of which is en-suite).  First Floor: Sitting Room, Bedroom, En-Suite Bathroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property is approximately 109m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated in a rural location in South Ronaldsay, which is one of Orkney's linked south isles. A good range of facilities are available in South Ronaldsay, including shops, a Primary School and a Doctor's Surgery. The usual full range of amenities are available in Kirkwall, which is around 20 miles from the property.
<b>Age</b>	The original property is thought to be in excess of 100 years old. It is understood that the property was renovated, and the Sitting Room extension was added, in around 2015.

### Weather

The weather was warm and bright, following a period of settled weather.  
The report should be read in context of these weather conditions.

### Chimney stacks

There are two (2nr) chimney stacks, one to each gable wall of the original house.  
Both chimneys are stone-built, with concrete copes and 2nr clay chimney cans.  
Leadwork flashings to the bases of the chimneys.

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

### Roofing including roof space

Pitched timber framed roof structure to the original house, clad with timber sarking boards and Caithness slate.  
Clay ridge tiles; concrete skews.  
Leadwork flashings to the abutments and valleys.  
150mm thick polyurethane insulation to the ceiling joists.

*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

Black circular profile uPVC gutters and down pipes.

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

### Main walls

External walls to the original house are stone-built; coloured polymer render to the front elevation of the original part of the house; pointed exposed stonework elsewhere.

*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 and external doors. Velux windows to the first-floor rooms.

*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 are no conservatories or porches.

*Visually inspected.*

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

#### 1 Shed to south of house

Concrete floors; stone external walls, heightened with concrete blocks, timber cladding externally; timber doors; uPVC window; recently replaced timber roof structure clad with metal profiled sheeting. Building is split with an internal partition into a workshop and utility area. Both areas have an electrical supply; there are also water and drainage connections to the utility area, with a WC.

Internal dimensions:

Workshop: 5.15m x 3.4m; Utility: 4.54m x 3.4m

#### 2 Shed adjoining north gable of house

Earth floor; stone external walls; pitched roof structure clad with natural slate.

Internal dimensions: 11.0m x 4.3m

#### 3 Garage

Concrete floor; stone walls; pitched roof clad with metal profiled sheeting; timber doors and windows.

Internal dimensions: 11.95m x 4.6m

#### 4 Polycrub

Flagstone paths and timber framed raised earth beds.

Internal dimensions: 8.3m x 4.0m

*Visually inspected.*

### Outside areas and boundaries

The property sits within a site extending to approximately 1.43 acres.  
The garden includes grass, paved and gravelled areas.  
Flagstone paths around the house.  
Boundaries are marked with stone walls and post & wire fencing.  
Hard-cored access track from the public road to the house; it is understood that there is a right of access along this track.

*Visually inspected.*

### Ceilings

The ceilings are lined with plasterboard.

*Visually inspected from floor level.*

### Internal walls

Interior faces of the external walls are lined with plasterboard.  
It is understood that insulation has been installed to the inner surfaces of the external walls.  
The internal partitions are of timber stud construction and lined with plasterboard.  
Exposed stone feature walls to both Sitting Rooms.

*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 floors; suspended timber first floors.  
Glass section to first floor over Hall.

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

### Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen/Dining Room.  
4-panel oak interior doors with brass lever handles.  
Oak staircase, handrail and balustrade.  
Softwood timber facings and skirtings.  
Oak window cills with 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 is a blocked-up fireplace in the first floor Sitting Room.

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

### Internal decorations

Internal walls and ceilings are emulsioned.  
Interior woodwork is painted or varnished.  
Tiled splashbacks to the Kitchen, Bathroom and Shower Rooms.  
Floor coverings consist of oak flooring to the ground floor Sitting Room, Office and Bedroom; flagstones to the Hall; floor tiles to the Kitchen, Bathroom and Shower Rooms; carpet to the first floor Sitting Room and Bedroom.

*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 Hall.  
PVC sheathed cables to power and lighting circuits.  
Extractor fans to the Bathroom and Shower Rooms.

*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 to the focal point heater in the Sitting Room.

*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: 1.5 bowl stainless steel sink and drainer.

Bathroom: double ended bath; wash-hand basin in vanity unit; WC.

Shower Room: dished area of floor with mixer shower above; wash-hand basin; WC.

En-Suite Shower Room: dished area of floor with mixer shower above; 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 an oil-fired boiler in the shed to the south of the house.

Underfloor heating to the ground floor; radiators to the first floor.

The heating is controlled by a programmer, with wall thermostats to the ground floor rooms, and TRV's fitted to the radiators to the first floor.

Hot water is also provided by the oil boiler and stored in an insulated hot water cylinder.

External plastic oil tank on a concrete base.

Inset gas heater to the ground floor Sitting Room.

*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 septic tank to the west of the house.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### Fire, smoke and burglar alarms

Smoke detectors to the ground and first floors; high heat detector to the Kitchen.

*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.*

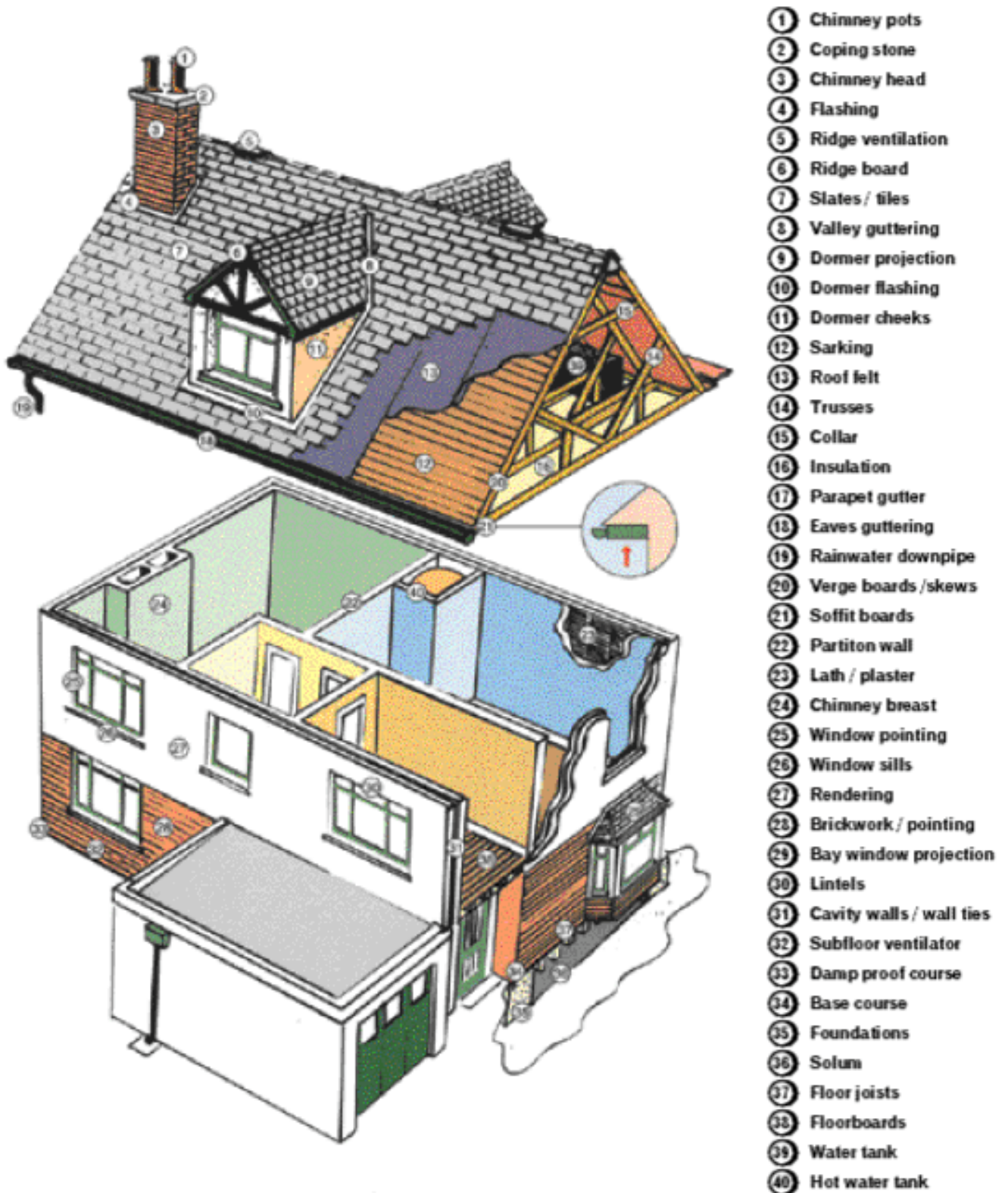
*There was no access for inspection to the foundations or behind wall linings.*

*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.*








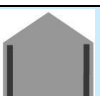

## Sectional diagram showing elements of a typical house












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.

<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:	2	
Notes:	Signs of woodworm activity noted to timber lintels to the first floor Sitting Room. It is understood woodworm treatment has been carried out. Signs of dampness noted to interior ingoes of windows to one ground floor Bedroom, Kitchen and sitting Room.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <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:	No significant defects noted.	
 <b>Windows, external doors and joinery</b>		
Repair category:	1	
Notes:	No significant defects noted.	

## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	N/A
Notes:	There are no external decorations.
 <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:	Sings of woodworm activity noted to timber lintels. Open joints noted to stonework of garage.
 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Ceilings</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Internal walls</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	No significant defects noted.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY

	<b>Chimney breasts and fireplaces</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal decorations</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Gas</b>
Repair category:	N/A
Notes:	There is no gas installation.
	<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.

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.

<b>Structural movement</b>	<b>1</b>
<b>Dampness, rot and infestation</b>	<b>2</b>
<b>Chimney stacks</b>	<b>1</b>
<b>Roofing including roof space</b>	<b>1</b>
<b>Rainwater fittings</b>	<b>1</b>
<b>Main walls</b>	<b>1</b>
<b>Windows, external doors and joinery</b>	<b>1</b>
<b>External decorations</b>	<b>N/A</b>
<b>Conservatories / porches</b>	<b>N/A</b>
<b>Communal areas</b>	<b>N/A</b>
<b>Garages and permanent outbuildings</b>	<b>1</b>
<b>Outside areas and boundaries</b>	<b>1</b>
<b>Ceilings</b>	<b>1</b>
<b>Internal walls</b>	<b>1</b>
<b>Floors including sub-floors</b>	<b>1</b>
<b>Internal joinery and kitchen fittings</b>	<b>1</b>
<b>Chimney breasts and fireplaces</b>	<b>1</b>
<b>Internal decorations</b>	<b>1</b>
<b>Cellars</b>	<b>N/A</b>
<b>Electricity</b>	<b>1</b>
<b>Gas</b>	<b>N/A</b>
<b>Water, plumbing and bathroom fittings</b>	<b>1</b>
<b>Heating and hot water</b>	<b>1</b>
<b>Drainage</b>	<b>1</b>

**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 and 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 parking areas & access track etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

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

£600,000 (Six Hundred Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £375,000 (Three Hundred and Seventy 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:**

27<sup>th</sup> June 2022