

# Home Report



**Property address:** West Custom House  
Longhope  
Stromness  
Orkney  
KW16 3PG

**Customer:** ~~XXXXXXXXXXXX~~

**Address:** ~~XXXXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

**Date of inspection:** 31<sup>st</sup> 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.

<b>Description</b>	West Custom House comprises an end-terraced house, with separate garage and garden ground.
<b>Accommodation</b>	Ground Floor: Sitting Room, Kitchen/Dining Room, Bedroom, Hall, Entrance Vestibule, Utility, Shower Room.  First Floor: Two (2nr) Bedrooms, Bathroom, Landing.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property is approximately 115m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated in the village of Longhope, where basic amenities, such as a shop and hotel, are available. There is a Primary School in Lyness, which is also the location of the ferry terminal, with a regular service to the Orkney Mainland.
<b>Age</b>	The original property is likely to date from the early Twentieth Century. The Entrance Vestibule/first floor Bathroom extension is assumed to have been constructed around the 1950's. The Sitting Room extension is thought to be around 25 years old.

### Weather

The weather was mild with showers, following a period of changeable weather.

### Chimney stacks

There is one chimney stack, which is shared with the adjoining property.  
The stack is harled, with a concrete cope and multiple clay chimney cans.

There is also an external stainless-steel flue from the solid fuel stove in the Sitting Room.

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

### Roofing including roof space

Pitched and hipped roofs to the main part of the building and the Kitchen extension, clad with timber sarking boards and natural slate.

Clay ridge and hip tiles.

Fibreglass insulation to the ceiling joists.

Flat roofs to the Entrance Vestibule/first floor Bathroom, and rear extension to the Sitting Room.

The flat roof over the Vestibule/Bathroom appears from ground level to be clad with mineralised roofing felt; the flat roof to the Sitting Room extension is clad with fibreglass.

Leadwork to the first-floor dormer windows.

*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 and cast-iron gutters and down pipes.

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

### Main walls

The main walls to the original building are stone-built; walls to the extensions are assumed to consist of either cavity blockwork or a timber frame with block outer leaf. Harled external finish; new dry-dash finish to the roadside elevation.

Sandstone surrounds to the windows to the original house. Sandstone and precast 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 back patio door; timber front door. Timber fascia boards to the rear extension. Flagstone internal window cill to the Sitting Room window.

*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

The cast iron external SVP's are painted. Timber fascia boards are painted.

*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

There is a separate garage to the side of the site, consisting of a concrete floor, timber framed walls with block outer leaf, roof clad with fibre cement and polycarbonate sheets, metal up and over garage door. Internal dimensions 7.2m x 3.8m.

Wooden summer house to the back garden, with timber boarded walls and a pitched roof clad with felt.

Internal dimensions 4.7m x 2.5m.

*Visually inspected.*

### Outside areas and boundaries

Garden areas to the side and rear of the house, which are mainly laid to grass.  
Stone walls and timber fencing to the boundaries; cast iron railings to the top of the stone wall to the front boundary.  
Concrete paths around the house.  
Paved patio area to the Sitting Room patio doors.

*Visually inspected.*

### Ceilings

The ceilings are lined with plasterboard or lath & plaster.

*Visually inspected from floor level.*

### Internal walls

Interior walls and partitions are timber framed and lined with plasterboard or lath & plaster.  
Internal wall insulation has been installed to the ground floor Bedroom, the Kitchen/Dining Room and the two first floor Bedrooms.

*Visually inspected from floor level.*

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

### Floors including sub floors

The ground floor construction is a mixture of suspended timber and solid.  
Suspended timber first floor.

*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/Dining Room.  
Panelled interior doors.  
Softwood timber finishes.  
Timber window cills and plywood ingoes.  
Timber staircase with timber 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, on a tiled hearth, with a cast iron fireplace and tiled inset.

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

### Internal decorations

Internal walls and ceilings are either painted or wallpapered  
Interior woodwork is varnished or painted.  
Wall tiles to the Kitchen/Dining Room, Shower Room and Bathroom.  
Floor finishes include carpet, varnished floorboards, 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.  
Integral electric oven in the Kitchen.  
It is understood from the current owner, that the property was rewired around 2010.

*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 hob in the Kitchen/Dining 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

The pipework, where visible, is of copper and uPVC construction.  
Sanitary ware includes:  
Kitchen/Dining Room: 1.5 bowl composite sink and drainer.  
Bathroom: bath, wash-hand basin, WC.  
Shower Room: electric shower in enclosure with shower tray and door, wash-hand basin, WC.  
External cast iron SVP's.

*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 a combi oil boiler in the Utility, heating radiators throughout the house. There is a timer above the boiler, a wall thermostat in the ground floor Hall, and TRV's fitted to the radiators. Chrome towel rail to the Shower Room.

External plastic oil tank to the rear of the house.

Solid fuel stove in the 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 an adopted septic tank on the seaward side of the public road.

*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 Sitting Room and first floor Landing; high heat and CO detectors 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 unfurnished with floors mainly covered.*

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

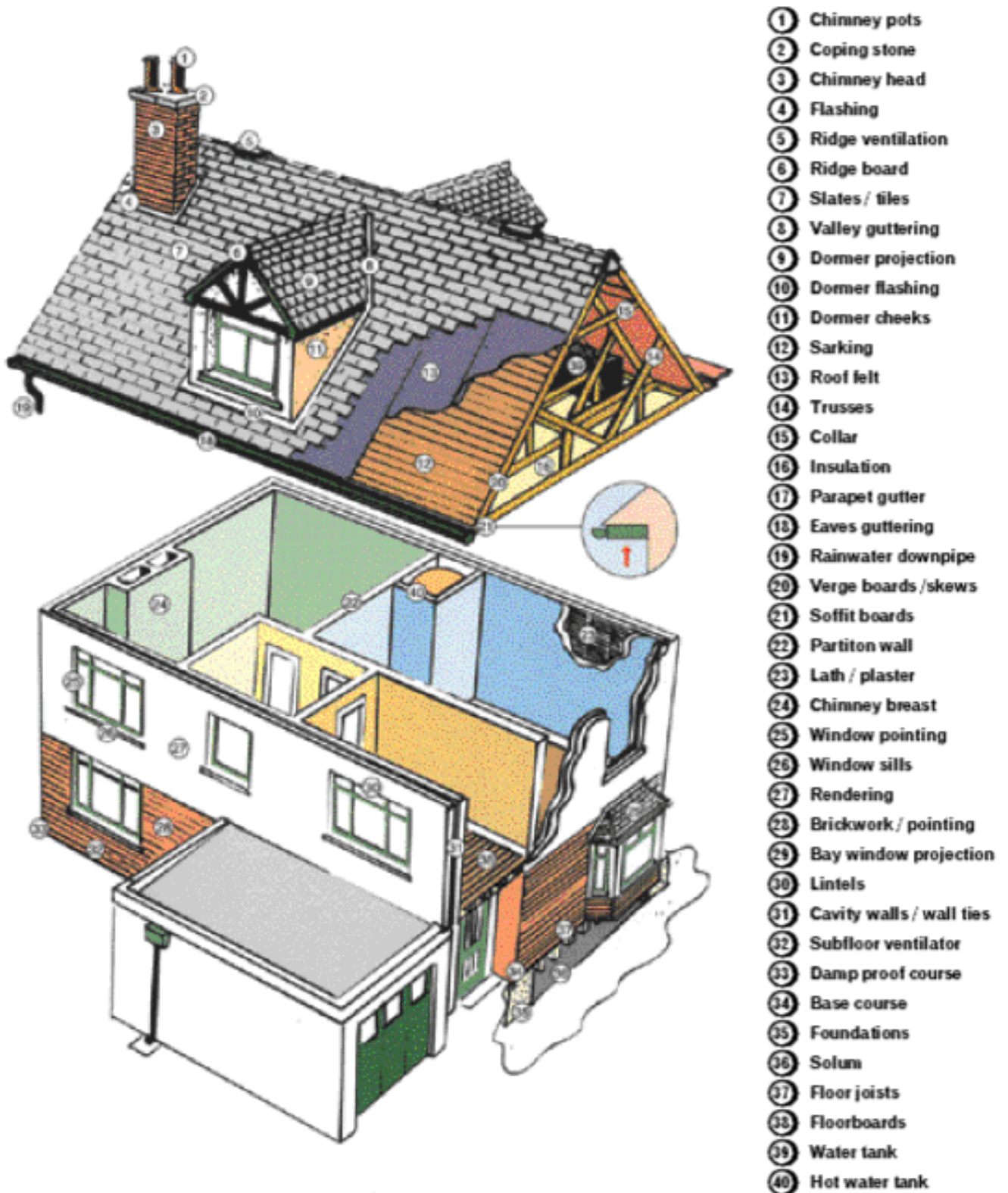
*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

*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:	Dampness noted to wall and ceiling over stairwell, possibly from water gaining access at the chimney; also to the roof structure and sarking boards to the roof space above the stairwell. Some signs of woodworm activity noted to the roof space.	
 <b>Chimney stacks</b>		
Repair category:	1	
Notes:	No significant defects noted, as inspected from ground level.	
 <b>Roofing including roof space</b>		
Repair category:	2	
Notes:	See comments above under 'Dampness, rot and infestation'. A few cracked slates noted.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	2	
Notes:	Wall finishes are incomplete to the south-east elevation of the rear part of the building. Exposed blockwork to blocked up openings. Cracks noted to wall render.	
 <b>Windows, external doors and joinery</b>		
Repair category:	2	
Notes:	The door handles to the patio doors to the Sitting Room extension are corroded.	

## SINGLE SURVEY

 <b>External decorations</b>	
Repair category:	2
Notes:	Paintwork to the timber fascia boards 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:	2
Notes:	Garage: Timber fascia boards to the garage are weathered; wall render is incomplete; garage door is weathered and wasn't fully closed at the time of inspection.  Summer House: roofing felt appears loose to the roof perimeter.
 <b>Outside areas and boundaries</b>	
Repair category:	2
Notes:	Concrete paths are worn/weathered. The cast iron railings to the front boundary walls are extensively corroded. Garden areas are overgrown.
 <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:	A few loose floorboards noted to the Kitchen/Dining Room; an untidy hatch has also been formed in the floor.

## SINGLE SURVEY

	<b>Internal joinery and kitchen fittings</b>
Repair category:	2
Notes:	Door stops and latch missing from the Shower Room door.
	<b>Chimney breasts and fireplaces</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal decorations</b>
Repair category:	2
Notes:	Decoration is patchy and incomplete in places.
	<b>Cellars</b>
Repair category:	N/A
Notes:	There are no cellars.
	<b>Electricity</b>
Repair category:	1
Notes:	The electrical installation was not tested. Electrical fuseboard and switchgear appears dated.
	<b>Gas</b>
Repair category:	1
Notes:	The Calor Gas installation was not tested.
	<b>Water, plumbing and bathroom fittings</b>
Repair category:	1
Notes:	The plumbing installation was not tested.
	<b>Heating and hot water</b>
Repair category:	1
Notes:	The heating system was not tested.
	<b>Drainage</b>
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.

<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>2</b>
<b>Rainwater fittings</b>	<b>1</b>
<b>Main walls</b>	<b>2</b>
<b>Windows, external doors and joinery</b>	<b>2</b>
<b>External decorations</b>	<b>2</b>
<b>Conservatories / porches</b>	<b>N/A</b>
<b>Communal areas</b>	<b>N/A</b>
<b>Garages and permanent outbuildings</b>	<b>2</b>
<b>Outside areas and boundaries</b>	<b>2</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>2</b>
<b>Chimney breasts and fireplaces</b>	<b>1</b>
<b>Internal decorations</b>	<b>2</b>
<b>Cellars</b>	<b>N/A</b>
<b>Electricity</b>	<b>1</b>
<b>Gas</b>	<b>1</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 &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, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

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

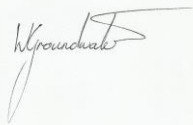
£400,000 (Four Hundred Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £175,000 (One 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:**

14<sup>th</sup> September 2022