

Home Report



Property address: Dundas House & Cottage
South Ronaldsay
Orkney
KW17 2RN

Customer: H Mowatt

Customer address: c/o Dundas House
South Ronaldsay
Orkney
KW17 2RN

Date of inspection: 13th October 2018

Age	<p>The original buildings are understood to date from around 1810, with extensive renovations carried out in the 1950's.</p>
Weather	<p>The weather was overcast with rain, following a period of changeable weather. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>Dundas House: Chimney stacks to both gables. Both are stone built and harled with multiple clay chimney cans.</p> <p>Dundas Cottage: Single chimney stack to the southern gable; stone built with a flagstone cope and two clay chimney cans.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Dundas House: Pitched timber roof structure with Welsh slate and timber sarking boards.</p> <p>Dundas Cottage: Pitched timber roof structure with Caithness slate. Ceiling linings extend to ridge, with no access to inspect roof structure. It is understood that there is insulation to the roof space.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p>
Rainwater fittings	<p>Cast iron gutters to both buildings.</p> <p>Cast iron external SVP to the rear elevation of Dundas House.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>Stone walls to both buildings. Walls to Dundas House are harled externally; walls to Dundas Cottage are pointed. Crow-steps to the gable walls of both buildings.</p> <p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected</i></p>
Windows, external doors and joinery	<p>Timber single glazed windows and timber external doors to both buildings.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>

External decorations	<p>Windows and external doors are all painted. Ingoes are whitewashed.</p> <p><i>Visually inspected.</i></p>
Conservatories / porches	<p>Entrance Porch to the south elevation of Dundas House.</p> <p><i>Visually inspected.</i></p>
Communal areas	<p>There are no communal areas.</p> <p><i>Circulation areas visually inspected.</i></p>
Garages and permanent outbuildings	<p>Stone built storage building to the north side of the site, with a kiln to the western gable. Roofs are pitched with Caithness slate and asbestos sheet coverings. Crow-steps to the gables. Timber boarded doors.</p> <p><i>Visually inspected.</i></p>
Outside areas and boundaries	<p>Walled garden to the south of Dundas House (approximate dimensions 30m x 27m), which is laid to grass. Gravelled driveway. Shared track from the public road to the house. Boundaries are marked with stone dykes. In the garden area, there is a structure containing the tomb of William Tomison, who had Dundas House built, and also built the nearby Tomison's Academy.</p> <p><i>Visually inspected.</i></p>
Ceilings	<p>Ceilings are lined with plasterboard and plaster skimmed.</p> <p><i>Visually inspected from floor level.</i></p>
Internal walls	<p><u>Dundas House</u> Internal walls are lined with plasterboard and plaster skimmed.</p> <p><u>Dundas Cottage</u> Plaster directly on the stone walls</p> <p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>

Floors including sub floors

Solid concrete ground floors and timber upper floors to both buildings.

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

Dundas House

Panelled interior doors; moulded timber skirtings and facings; tongue & groove linings boards below windows; timber window cills.

Fitted floor and wall units to the Kitchen/Dining Room.

Timber staircase.

Dundas Cottage

Boarded interior doors

Fitted floor units to the Sitting Room/Kitchen.

Open tread fixed ladder access to the first floor bedrooms.

Built-in cupboards were looked into but no stored items were moved.

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

Dundas House

Open tiled fireplaces in each of the four Bedrooms and the Sitting Room.

Dundas Cottage

Solid fuel stove in recess with flagstone lintel.

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

Internal decorations

Dundas House

Walls and ceilings are painted.

Timber finishes and interior doors are painted.

Tiled splashbacks to the Kitchen/Dining Room, Bathroom, Wetroom and WC.

Exposed varnished redwood floorboards to the Sitting Room and Bedrooms; carpet to the Landings and Stairs; vinyl to the Kitchen/Dining Room, first floor Wetroom and second floor WC; tiled floor to the ground floor Hall and Bathroom.

Dundas Cottage

Walls and ceilings are painted.

Timber finishes and interior doors are painted.

Spanish slate flooring to the ground floor; varnished timber floorboards to first floor.

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 dual tariff meter in Dundas House, serving both buildings.

White plastic sockets and switches.

Dundas House

Built in electric oven, electric & gas hob.

Installed white goods at the time of inspection include fridge, freezer and washing machine.

Extractor hood to the Kitchen/Dining Room; extractor fans to the Bathroom and Shower Room.

Smoke detectors fitted to ceilings throughout the house.

Dundas Cottage

Built in electric oven and grill.

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

Fitted Calor gas hobs to both buildings.

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:

Dundas House

Kitchen – 1.5 bowl stainless steel sink & drainer.

Ground Floor Bathroom – Steel bath, mixer shower, wash-hand basin, WC.

First Floor Shower Room – Mixer shower over dished area of floor, wash-hand basin, WC.

Second Floor WC – Wash-hand basin, WC.

Dundas Cottage

Kitchen – Inset sink.

Shower Room – Mixer shower over dished floor, 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

There is an oil combi boiler (fitted in February 2018) in the Kitchen of Dundas Cottage, heating radiators throughout Dundas House, and providing hot water to both buildings.

Towel rails to the Bathroom, Shower Rooms and WC.

The heating system is controlled by a programmer and TRV's to the radiators.

Heating to Dundas Cottage is provided by a back boiler on the solid fuel stove.

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 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.

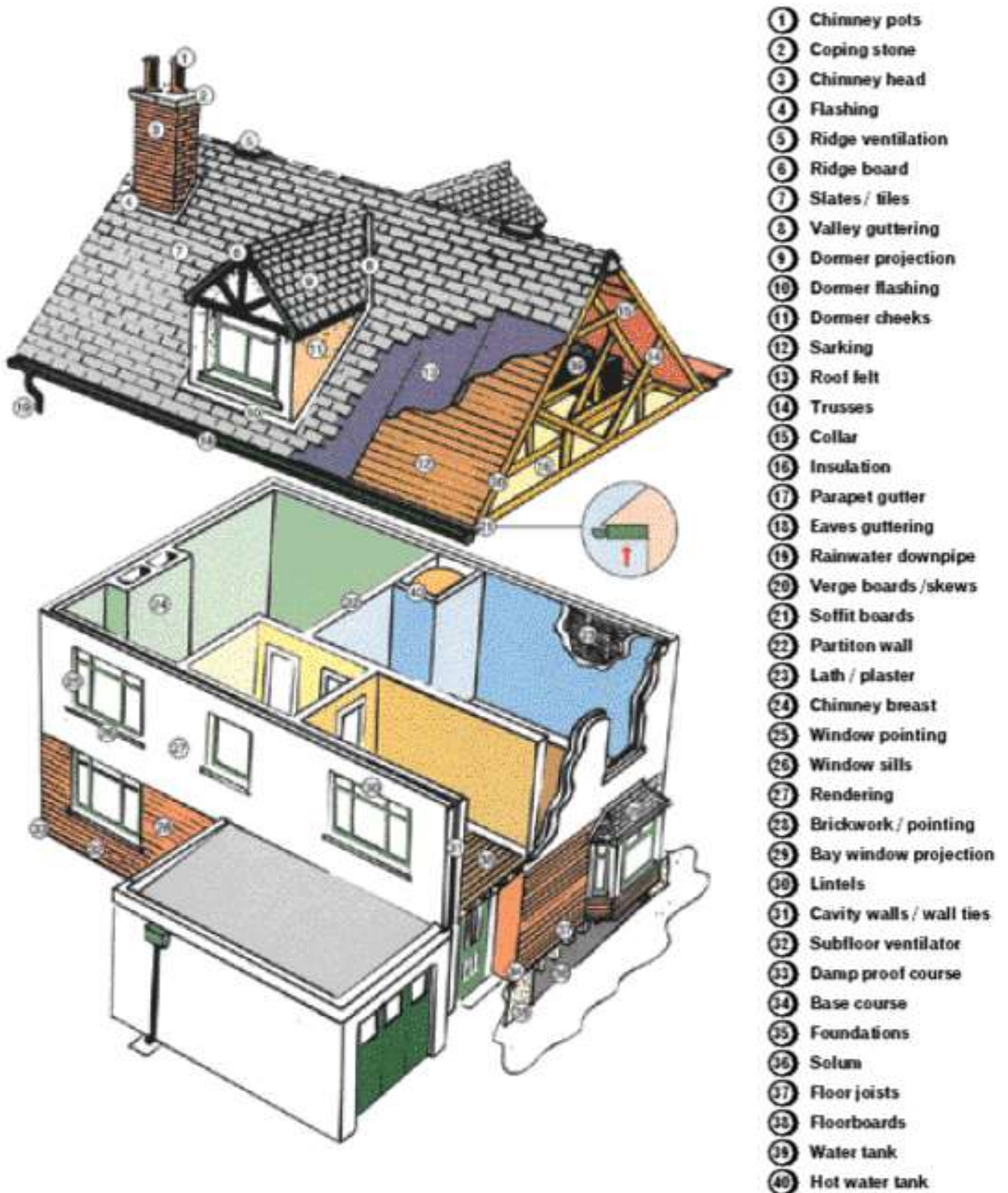
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundations, behind wall linings, or to the roof-space of Dundas Cottage.

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	1	
Notes:	Signs of woodworm activity noted. However, it is understood that this has been treated.	
 Chimney stacks		
Repair category:	1	
Notes:	No significant defects noted. Disused chimneys should be fitted with a ventilated cap.	
 Roofing including roof space		
Repair category:	1	
Notes:	No significant defects noted.	
 Rainwater fittings		
Repair category:	2	
Notes:	No rainwater goods to the rear elevation of Dundas Cottage.	
 Main walls		
Repair category:	1	
Notes:	No significant defects noted.	
 Windows, external doors and joinery		
Repair category:	1	
Notes:	Two cracked panes noted to Dundas House windows. The original windows in Dundas Cottage are weathered.	

SINGLE SURVEY

 External decorations	
Repair category:	2
Notes:	Decoration to the windows and doors is weathered in places. Whitewashing to the window ingoes 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:	2
Notes:	Note: no access was available to inspect the interiors of the outbuildings. Externally, render and roof-coverings appear weathered. Timber doors and window are weathered. No rainwater goods to the outbuildings.
 Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted.
 Ceilings	
Repair category:	1
Notes:	Minor cracks noted to ceiling linings in places.
 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:	No significant defects noted.

SINGLE SURVEY

 Chimney breasts and fireplaces	
Repair category:	1
Notes:	The stone lintel to the fireplace in Dundas Cottage is cracked, with signs of previous repair.
 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:	1
Notes:	No significant defects noted.
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects noted.
 Heating and hot water	
Repair category:	2
Notes:	The solid fuel stove in Dundas Cottage is cracked.
 Drainage	
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	1
Roofing including roof space	1
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	1
Communal areas	N/A
Garages and permanent outbuildings	2
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	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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 and Second
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, 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.
- Rights and responsibilities for shared access track.

Estimated re-instatement cost for insurance purposes

£500,000 (Five Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is:
£360,000 (Three Hundred and Sixty 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:

23rd October 2018