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## **INSPECTION**

1. **NAME & ADDRESS OF CLIENT**

Iminster Town Council, Council Offices, North Street, Iminster, TA19 0DG

2. **ADDRESS OF PROPERTY INSPECTED**

Cemetery Lodge, Iminster, TA19 9DX

3. **DATE OF INSPECTION**

3 December 2015

4. **WEATHER**

At the time of inspection the weather was overcast with rain showers which was preceded by a period of generally changeable weather.

5. **OCCUPATION**

At the time of inspection the property was occupied and fully furnished with fitted carpets, floor coverings, furniture and household effects throughout the property which prevented a detailed inspection of some areas.

6. **TENURE**

We understand that the property is of freehold tenure.

## **GENERAL DESCRIPTION**

7. **LOCATION**

The subject property is located on the outskirts of Iminster, approximately 0.5 mile distant from the town centre. Iminster is a popular South Somerset Market town located east of the A303 and A358. Local amenities include shops and other retail outlets, churches, school, doctors and dentist surgeries, inns and restaurants. The county town of Taunton is approximately 11 miles distant.

8. DESCRIPTION

The subject property is detached lodge house thought to have been built in the late 19<sup>th</sup> Century and set on mainly one floor with a cellar at lower level. Extensions to the side are thought to have been added approximately 10 years ago.

9. ACCOMMODATION

Ground floor: entrance porch, kitchen, dining area, living room, sitting room/bedroom 2, bedroom 1, bathroom.

Lower ground floor: cellar.

Outside: the property adjoins a cemetery. A small patio area is set to the side of the property.

10. LOCAL AUTHORITY

South Somerset District Council  
Brympton Way  
Yeovil  
Somerset  
BA20 2HT  
☎ 01935 462462

We are verbally informed that the property is Council Tax Banded B by South Somerset District Council.

11. ORIENTATION

The property faces approximately east.

Descriptions as to the right or left hand side are taken when facing the front of the property from the highway.

**STRUCTURAL CONDITION – EXTERIOR**

12. ROOF (STRUCTURE & COVERING)

The main roof is of hipped design with a covering of natural slate. The ridge and hip tiles are of concrete construction. The roof to the small extension to the left-hand side of the

property is of similar construction, also with a natural slate roof cover.

The roof to the dining room projection is of glazed construction having a parapet wall which has been lead lined, set to the left-hand side.

The roof to the main entrance porch is of pitched design, also with a covering of natural slate.

Lead lined valley gutters have been formed at the junctions of the various roof covers.

The side entrance porch has a flat lead-lined roof cover with a drainage gully created within its design. Parapet walls have been built to the front elevation.

The roof framework is of typical timber rafters which appear to have been updated in recent years. Underfelt has been installed to the underside of the slate roof cover.

No significant sagging or deflection of the main ridge or roof pitches was noted from a ground level inspection, and weathering appears typical for the age and type of the property.

A number of slipped slates were noted to the main roof covers and although not extensive individual slates will need to re-fixed.

Moss growth is present on roof slopes. This can impede the run-off of rainwater, lead to gutter blockages, and cause water penetration, which in turn may lead to rot or other defects in nearby timbers. Moss growth should be removed on a regular basis.

The lead-lined valley gutters appeared in generally fair order, although roof valleys are susceptible to blockage and deterioration. Leaks can result in timber defects and other damage. Such areas must be checked, cleared of debris and overhauled regularly. The condition of concealed valleys cannot be confirmed from ground level inspection.

The flat lead lined roof appeared in generally fair order.

Water ponding to the water gully was noted. Improvements are advised to the fall.



Water to lead gully



Moss to roof slope

The roof space is unventilated and condensation problems could become apparent, particularly on the underside of the roof covering, consequently it is advised that ventilators be installed in accordance with current Building Regulations.

Access to the main loft space was fairly difficult and due to the levels of insulation, only a 'head and shoulders' inspection was possible.

Each and every timber has not been inspected in the manner of a Timber Specialists report. Timbers were inspected on a random basis only. Inspection of the timbers, especially ceiling joists was limited by any stored goods, insulation or boarding. Timbers inspected on a random basis indicated no evidence of active infestation. We cannot confirm freedom from defects in concealed areas. We would draw your attention to further comments under the 'Timber Defects' heading later within this report.

#### **ACTION**

Provide adequate ventilation to the main loft area.

Re-fix slipped slates.

Improve the fall to valley gutter of flat lead lined roof.

Ensure all timbers have been treated for woodworm.

#### 13. CHIMNEYS

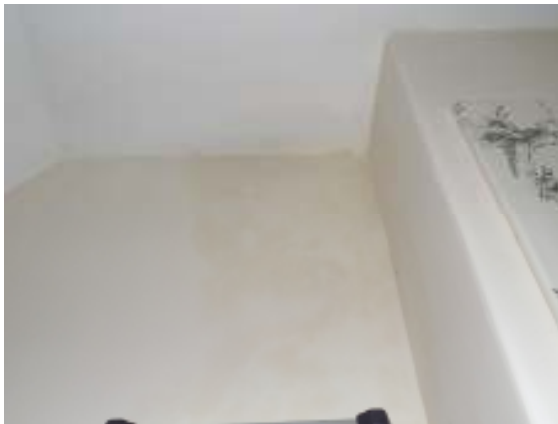
A single chimney stack is set to the main ridge. This is of cement rendered construction. Three clay pots are set to the top of the stack with lead flashings used at the junction with the main roof cover.

Fireplaces within the living accommodation have been removed and in some cases ventilation grills have been installed.

Where this is the case, the chimney pots need to be capped and vented to stop birds getting into the chimney pots and to stop rain blowing down the flues. This is advised.

#### Damp

Damp ingress was noted to the chimney breast within the main bedroom. This may be caused by damage to the cement flaunchings at the top of the stack which could not be seen from a ground level inspection.



Damp to main bedroom

You are advised to investigate further the condition of the flaunchings and ascertain their condition.

Cracking was noted to the cement render at the top of the stack. Repairs will be required.



You are advised to investigate the top of the stack. Repairs are likely.

#### **ACTION**

Ascertain condition of flaunchings.

Cap and vent all chimney pots.

Identify cause of damp ingress to main bedroom.

14. RAINWATER FITTINGS

Rainwater goods are formed of a combination of materials, including some modern plastic materials and original cast iron pipes and guttering.

Rainwater goods must be maintained in a watertight condition otherwise external walls can be damaged and dampness could penetrate internally. Leaking, badly aligned and blocked gutters can cause eaves timbers and rafter feet to rot. Eaves timbers should be overhauled when redecorating; where leaks have occurred some replacement may be necessary. The condition of concealed eaves timbers is not known. Gutters, downpipes and gullies will need clearing out periodically.

Plastic rainwater fittings are relatively maintenance free although prone to thermal movement, particularly on sunny elevations which can result in leaking joints. The neoprene seals to gutter joints may need replacing periodically. Routine maintenance should include checking for splits and leaking joints. Fading and discolouration of the plastic can occur.

Plastic guttering, in the main, was found in reasonable order.

The guttering to the rear of the property has warped and is poorly fitted. Repairs and improvement is advised.

All external gullies were blocked with leaves and debris. This should be cleared and then maintained regularly.

The cast iron guttering to the rear of the property appeared in generally fair order. Ongoing maintenance is advised.

**ACTION**

Repair twisted guttering to the rear elevation.

Clear all debris from external gullies.

Clear all debris from guttering.

15. MAIN WALLS

The elevations to the original parts of the property are of solid stone construction, approximately 450mm thick.



Elevations to the modern additions are thought to be of cavity construction with an external stone finish.

The structural condition of the property was satisfactory. We found no evidence of significant cracking or current settlement, subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

Recent tests are understood to have been conducted into possible ongoing movement to parts of the main structure. Cracks to the property have been repaired. At the time of my inspection no evidence of ongoing movement was noted. It is presumed that a report was produced and is available to you.

Stone walls are generally much thicker than conventional brick or blockwork walls. It should be noted that walls may not comprise solid stone through the complete thickness. The central core of the wall will probably comprise rubble fill and general debris.

Where walls are of solid construction there is always the risk that dampness could penetrate through the wall from the exterior. Consequently, it is important to well maintain the external surfaces of the walls and any facings. It is also important to adequately maintain roofs, together with rainwater goods, defects in which could result in a concentration of water running down the outer face of the wall. This will damage brickwork and allow water to reach the interior. Where solid walls are lined internally it should be appreciated that there is the risk that concealed parts of linings, timber battens especially, could be subject to decay in the event of damp penetration. Similarly, timbers built into solid external walls such as lintels, wall plates, bonding timbers and floor joists are also vulnerable. Damage to such timbers could adversely affect the stability of the buildings structure. Under certain conditions a dry rot outbreak could develop. As such a good level of external maintenance is essential in a house of this age and type.

Pointing to the main elevations is in generally fair order.

Cement has been used as a pointing material to the main elevations. This should be avoided as it can reduce the ability of the stone to remove moisture. This can lead to damage to the stone fascias. When attending to repairs, a lime based mortar should be used which will reduce the risk of damage to adjoining stonework.

The stone plinth to the base of the main elevations has areas of poor pointing. Re-pointing repairs are advised.



Poor pointing

Where the main elevations adjoin the pavement to the front of the property, the base of the wall is poorly finished with foliage growing over the area. This should be removed.

Elevations beneath the covered steps leading down to the cellar are in poor condition. The stone elevations have been painted in the past and this has deteriorated with crumbling stonework beneath. Significant repairs and pointing is required. Adjacent timbers may also be affected and repairs are likely.



Walls to covered area

Metal ventilation grills have been installed providing ventilation to the sub floor void.

Through ventilation of floor timbers within the sub-floor void at ground level is essential otherwise dampness could accumulate and decay, even dry rot could develop. Air bricks should be kept clear and unobstructed. The sub-floor space may require clearance. No sub-floor inspection has been carried out; we cannot confirm the condition of concealed timbers.

As is typical in a house of this age and type, the size and number of airbricks provided is considered insufficient by modern Building Regulation standards. We would advise that additional airbricks be installed in accordance with modern recommendations. As a precaution the sub-floor void and timbers should be inspected and an estimate obtained for additional airbricks and any associated works, including floor timber repairs.

Where there are brick arches over openings, such arches are prone to cracking and deflection due to stresses in narrow bands of brickwork. Where this occurs, additional support and repair can be required. In a building of this age it is likely that timber-backing lintels will be provided behind brick arches. The condition of concealed timber lintels is not known but it is most important to well maintain the exterior if decay and beetle attack is to be avoided.

### **ACTION**

Carry out re-pointing works to stone plinth.

Improve stone finishes to covered area surrounding external stairs.

Increase levels of ventilation to sub-floor void.

Ascertain condition of timbers adjoining solid stone elevations.

Quotations should be sought for the above items.

## 16. EXTERNAL JOINERY

The main doors to the property are of timber construction.

Patio doors from the dining area are of timber frame construction with double glazing inset.

Windows are a combination of original stone mullion windows inset with metal framed single glazing, modern timber framed double glazed windows to the kitchen and side entrance porch and one modern uPVC double glazed window to the living room.

The timber front doors are original to the property. These were found to be poorly fitted

and in generally poor condition with rot evident, particularly to the base of the weatherboard. Significant improvement or possible replacement will be necessary.

The metal framed windows frames within the stone mullions are warped and corroded. Given their age, the metal windows are unlikely to have been galvanised and are therefore prone to corrosion, which can cause glass to crack, and hinges to stick. Frames and hinges are often weak and distortion is common, the opening lights can be difficult to operate and are inevitably draughty. Security is minimal and may not comply with insurance company requirements; upgrading and additional devices may be required.

The modern timber framed double glazed windows to the front and side were found in reasonable order but maintenance is now needed externally.

A single glazed window with a timber frame is set to the front of the cellar. This has rotted and replacement is advised.

A timber lintel above the window is also affected by rot and this is likely to require replacement.



**ACTION**

Replace/repair metal framed windows.

Replace rotted timber window and lintel to cellar.

Repair/replace timber entrance doors.

17. EXTERNAL DECORATIONS

The external decoration is in generally fair order for its age. Regular maintenance of the exterior is essential if the timber is not to suffer decay etc. Cyclic renewal of paint decoration is likely to prove necessary every 2-3 years if condition is to be maintained. In exposed locations minor touching up may be required from time to time.

18. OTHER

Finishes to timber fascias to the side elevation are beginning to deteriorate. Improvement is required.

**STRUCTURAL CONDITION – INTERIOR**

19. ROOF SPACE

Access to the main loft area is from a loft hatch within the living room ceiling.

The loft hatch is fairly small making access difficult.

Much of the loft area has been filled with insulating materials which restricted the inspection possible.

It is understood the roof was overhauled in the last 5 years with the introduction of a modern slate roof cover.

The roof timbers appeared to be fairly modern, with bituminous underfelt installed beneath the slate roof cover.

**ACTION**

Improve access to main loft area.

Provide boarding to parts of the loft space.

20. CEILINGS

Ceilings are a combination of materials including some original lath and plaster and modern plasterboard.

Ceilings have been inspected from floor level and no opening up work has been undertaken. We cannot comment upon the condition of the structure hidden behind ceilings and the type of material used can only be fully ascertained by further investigation.

Ceilings of lath and plaster are now of some age and it must be appreciated that with ceilings of this type, repairs and replacements can prove necessary at short notice. Such ceilings do therefore have a limited remaining life. Typically they will suffer from cracking and may require localised repair and infill when attending to redecoration.

Plasterboard ceilings are prone to shrinkage cracking at board joints and junctions of walls

and ceilings. They can require localised infill when attending to renewal of decorations.

Cracking was noted to ceilings and improvement to decorative finishes will be required.

As mentioned damp staining was found to the ceiling and surrounds to the chimney breast within the main bedroom. This is thought to be caused by cracking/loose flaunchings to the chimney above. Repairs are required and improvement to decorations.

The ceiling within the cupboard in the bathroom has collapsed with plaster detached from the timber laths. Replacement to the ceiling in part will be required, although further damage may be found once this is undertaken.



Collapsed ceiling above  
bathroom

#### **ACTION**

Improve ceiling finishes where necessary.  
Repair defective lath and plaster ceilings.

#### 21. FLOORS

The ground floor is of mainly timber construction. The cellar has a solid floor of mainly flagstones.

Floor coverings considerably restricted inspection of the floors. We could make a further inspection of the floors once the coverings have been cleared, subject to further instruction. Certainly it is advised that the opportunity be taken to ascertain the exact form of construction, the condition of floors and to overhaul as necessary. Localised repairs can be necessary when renewing floor coverings to your own taste. No floor coverings have been lifted and no under floor inspections carried out.

Timber floors appeared to be adequately firm and level, free from excessive springing and deflection other than would be expected due to age and type, from what could be seen due to coverage etc. Only minor creaking was noted below normal foot traffic.

Floorboards within the modern dining area are constructed of MDF. Creaking was noted within this area. Loose boards should be screwed down.

Floor boarding in areas of heavy foot traffic such as doorways and landings can loosen and require tightening from time to time. When attending to renewal of floor coverings the boarding may require overhaul, repair and additional fixings or support at joints.

Rain penetration under or around external doors and their frames can cause concealed rot and decay to floor timbers. Such areas should be checked. Good maintenance of mastic seals around the frame and the use of weatherboards in exposed elevations are therefore wise.

We noted insufficient sub floor ventilation at present and recommend that additional airbricks are installed in accordance with current recommendations. It is wise that the floor timbers are checked and thoroughly overhauled as part of a sub floor inspection. If there is inadequate sub floor ventilation and the floor timbers are damp, conditions will be ideal for the propagation of serious decay.

The floor to the cellar was uneven and untidy, although this to be expected for this type of accommodation.

**ACTION**

Investigate further the condition of the sub floor void particularly where floors abut damp elevations.

Tighten loose boards to dining area.

22. INTERNAL WALLS & PARTITIONS

The internal walls and partitions are a combination of brick or block with some timber studwork, plasterboard, and lath and plaster linings.

Internal walls and partitions have been inspected from floor level; concealed parts would need to be opened up in order to ascertain the materials used and their condition together

with the adequacy of support. We cannot comment upon the condition of the structure hidden behind paneling, dry lining and other applied finishes, including where applicable heavy furniture and fittings. Defects may become apparent when wallpaper and other finishes are removed.

The internal partitions appear to be adequately upright; door openings are reasonably square which would suggest they are suitably supported. We would point out that we have carried out no opening up to confirm adequacy of support, particularly to upper level partitions.

It was noted that door openings are out of square which indicates movement over the years. There was no evidence at the time of inspection to suggest this is ongoing.

The life expectancy of lath and plaster wall linings must be considered limited. Repairs and renewals should be allowed for periodically, especially when redecorating. Areas adjacent to window and door openings are particularly vulnerable. The condition of the concealed timbers, walls and fixings is not known. Dampness can cause decay and even dry rot to develop in concealed areas that may only be revealed by opening up. Good external repair is therefore essential.

Internally elevations throughout the property have suffered from rising dampness and condensation damage.

Damp meter readings were obtained throughout the property, but particularly within the dining room, main bedroom, bathroom and lobby areas.



Decorative finishes and plaster affected by dampness will require updating once suitable damp preventative measures have been carried out.





**ACTION**

Improve plaster and decorative finishes throughout the property.

23. FIREPLACES

Fireplaces within the property have been blocked and vents installed where fireplaces removed.

As mentioned earlier, where this is the case, chimney pots need to be capped and vented.

**ACTION**

Cap and vent chimney pots.

24. INTERNAL JOINERY

Internal joinery is of typical quality, having suffered only normal levels of wear and tear as would be expected due to regular occupation. When attending to decoration, localised infill, overhaul and refixing is to be expected as part of preparation works.

Internal doors have been poorly fitted with draught excluders fitted at a later date.

Replacement of internal doors should be considered.

A number of skirting boards have rotted, caused by dampness to internal elevations. Replacement will be needed.

Timberwork has been inspected on a random basis only where visually accessible. We have not inspected each and every timber as would be required of a specialist contractor. Insulation, any boarding and stored goods have not been moved. We cannot confirm the condition of timber within concealed areas. Some forms of timber decay thrive in such concealed areas particularly associated with dampness and poor ventilation. Therefore if poor ventilation and dampness has been noted we have recommended further investigation.

Stone finishes to stone mullions are stained. Improvement is advised.

Kitchen fittings comprise a range of laminate fronted wall and base cabinets. Although in serviceable order, they are dated.

Kitchen appliances have not been moved and consequently we cannot comment upon their condition and that of concealed plumbing, walls and floors etc. Appliances have not been inspected and their condition and safety is not known.

**ACTION**

Improve draught excluders to internal timber doors.

Replace damp affected timber joinery.

Improve condition of stone mullion windows.

25. INTERNAL DECORATIONS

Internal decorations have clearly been affected by dampness and condensation. Once damp preventative measures have been carried out, all internal decorations will need to be upgraded.

**ACTION**

Upgrade internal decorations.

26. TIMBER DEFECTS

Our inspection of the property was limited as described elsewhere in this report. We are unable to report that such parts that could not be inspected are free from defects. Your legal advisers must make enquiries of the vendor regarding the availability of any guarantee for timber treatment, if there is a guarantee it must be confirmed that it is valid and transferable to a new owner. If there are no guarantees it would be prudent to arrange for an inspection of all timbers as a precautionary measure.

Woodboring beetle infestation is very common in properties of this age. It is not practical to inspect all the timbers in the property. Whilst minor flight holes were noted they appear inactive at present. Although large-scale active infestation was not readily apparent, the timbers should be checked periodically and the advice of a specialist firm obtained as to whether treatment is necessary. Woodboring beetle infestation can exist in the timbers before becoming apparent on the surface. Once present, such infestation can spread and, when found, should be treated promptly. In a house of this age a precautionary inspection prior to commitment to purchase is to be recommended if no existing guarantee is available.

Rot was evident to the timber window frame and lintel to the cellar. Replacement is advised.

Internal timbers were found in generally poor condition, particularly where dampness has affected internal elevations. Rot was noted to skirting boards and door frames and replacement timbers will be required once all repairs and improvements have been carried out in relation to damp affected areas.



Internal door frame to main bedroom

#### **ACTION**

Treatments for woodworm to all roof timbers.

Replace rot affected timbers and external joinery.

Replace all damp affected timbers to internal accommodation.

27. PESTS

In this section we normally only refer to animals or insects that are considered a pest to the property at the date of inspection, being squirrels, wasps or hornets, rats or mice of considerable numbers within the property; pigeons or other birds roosting and fouling in or around the property or excessive deer or rabbit damage to the immediate garden areas. No excessive pest activity was noted at the property.

28. DAMPNESS

As mentioned earlier in the report, high damp meter readings were obtained throughout the internal accommodation with the exception of the main living room. Dampness has affected internal elevations and associated timbers including skirting boards and door frames.

You are advised to obtain further specialised damp proofing reports to identify the best method possible to eradicate rising dampness.

Where walls have been damp for a number of years the internal wall plaster becomes contaminated with salts drawn up from the ground. It is therefore essential that all contaminated plaster be replaced up to 1.2 meters above floor level. The walls must be replastered or dry lined in accordance with the damp proofing specialist's recommendations, so that you are fully covered by the guarantee. If contaminated plaster remains the salts will continue to absorb moisture produced by normal usage of the property, giving the appearance of remaining dampness. Replacement of the plaster will result in consequential repairs and disturbance to joinery, wiring and pipe work etc.

Where there is dampness to the walls any timbers in contact are prone to rot and decay. We would advise that where rising damp is found all timberwork is inspected, including a sub-floor inspection, by a timber treatment specialist. Timber repairs and renewals may prove necessary to such areas.

In view of the dampness and limited ventilation, conditions exist which could lead to the development of dry rot. It would be prudent to allow for the possibility of an outbreak being found during the sub-floor inspection. It is therefore essential that inspection and reports be obtained prior to purchase. Please see further comments under the 'Timber Defects' heading.

### Condensation

Internal elevations have been affected by condensation staining which is thought to be caused by a lack of heating and poor ventilation.

Condensation can occur in any building and is at least partially related to the level of occupancy. It is important to ensure adequate ventilation, particularly in bathrooms, showers, kitchens etc, preferably via extractor fans fitted with a humidity control. Background heating should be provided as a minimum. Certain heaters, such as gas fires, produce large amounts of water vapour. Furniture and cupboards placed against cold external walls can give rise to condensation. Roof spaces should be adequately ventilated. Condensation, dampness and mould can be prejudicial to health and lead to respiratory problems.



#### **ACTION**

Further investigation and quotations for damp treatments to internal elevations.

Inspect sub floor void.

Check condition of all timbers associated with damp elevations.

### 29. INSULATION

Insulated has been laid within the main loft area to a reasonable level. However, it is understood that much of the insulation has been provided by the tenant. Building regulations recommended a level of 300mm of quilt be laid.

**ACTION**

Improve levels of insulation within main loft space.

**SERVICES**

We have only been able to inspect those parts of the services which are readily accessible and visible and moreover it should be appreciated that no tests have been carried out.

30. **ELECTRICAL INSTALLATION**

Mains electricity is connected and the meter and consumer unit are located within the entrance lobby.

It would appear that the electrical system has been updated with a modern consumer unit installed with the last inspection carried out in 2011. Regulation inspection is advised and you should ask a qualified electrician (preferably one who is NICEIC registered) to inspect the system and provide a quotation for all necessary upgrading.

**ACTION**

Inspect electrical system and upgrade as necessary.

31. **GAS**

No mains gas is connected.

32. **WATER**

Mains water is connected but I was unable to locate the position of the incoming main and stopcock. You should ascertain the position, construction and condition.

A plastic cold water storage tank is located within the main loft area. The lagging is poorly fitted and improvement is advised.

**ACTION**

Ascertain position and condition of rising main and stopvalve.

Improve insulation to water storage tank.

33. **HEATING**

The property is heated by electric night storage heaters. The storage heaters are fairly dated and the units have not been tested. You should ascertain their condition and

effectiveness.

This style of heating, particularly for this type of property is considered to be inadequate and clearly this is partly responsible for the condensation problems throughout the property. Consideration to installing a modern fixed central heating system is recommended.

#### Hot Water

Hot water is supplied by an electric immersion heater and is stored in a hot water cylinder located within the airing cupboard.

Immersion heaters used on a constant basis in hard water areas will have a limited life due to build-up and loss of efficiency. The heating element has not been tested and its condition can only be ascertained by removal.

Plumbing, where visible, comprises of copper pipework, although most of the pipework is concealed in ducts and floors. No significant leaks were noted on the surfaces.

#### **ACTION**

Ascertain condition of storage heaters.

Obtain quotations for installing a fixed central heating system.

Ascertain condition of hot water system.

#### 34. DRAINAGE

The property is assumed to be connected to the public sewer. This should be confirmed by your legal advisers prior to exchange of contracts. They should also provide information in respect of any common liability for maintenance and upkeep etc.

It is emphasized that no test of the drainage system has been carried out as part of this report. We have only undertaken a visual inspection by the lifting of manholes, where practical and accessible on a random basis. Such a visual inspection cannot confirm the condition of hidden or below ground sections. The true condition of the system can only be ascertained by a full pressure test carried out by a specialist contractor, outside the scope of this instruction. Drainage leaks can cause damage to foundations and dampness to buildings. Repairs to drains are invariably costly and may require associated reinstatement works. A full test is always prudent prior to change of ownership.

35. OTHER

Cellar

A cellar is set beneath the main living room of the property. This is accessed via the side of the property, beneath the covered area.

At the time of inspection the cellar was full of the vendor's stored possessions which did restrict the inspection possible.

Internal plaster within the cellar was found in poor condition and significant repairs and improvements will be required.

As all cellars are at least partially built below ground level they are prone to lateral penetration of ground water. It is not possible to fully exclude dampness entirely other than by a full tanking treatment which can be expensive and may be uneconomic. Cellar areas should be well ventilated to reduce such dampness and risk of decay to timbers. Any stored goods should be isolated from damp damage caused through contact with damp wall and floor surfaces.



Cellar

**EXTERNAL AREAS**

36. GARAGE & OUTBUILDINGS

There is no garage or outbuilding.



37. GROUNDS & BOUNDARIES

The land surrounding the property is thought to be part of the cemetery grounds. A small patio area located to the side of the property was found in reasonable order, but will require ongoing maintenance.

38. STATUTORY MATTERS

As far we are aware there are no statutory matters affecting this property.

39. HIGHWAYS

The property is understood to benefit from full and unrestricted rights a pedestrian and vehicular access from the adjoining public highway.

**LEGAL MATTERS**

40. EASEMENTS

Any shared drainage and other service easements should be confirmed together with liability in respect of maintenance.

41. BOUNDARIES

Boundary ownership and maintenance liabilities should be confirmed.

42. GUARANTEES

As far as we are aware, no guarantees are available in respect of any work undertaken at the property.

43. TOWN PLANNING MATTERS

You should confirm that planning permission was received for additions to the side of the property.

44. BUILDING REGULATION MATTERS

Recent updates and changes in the building regulations have brought a considerable number of items under their requirement. Obvious changes such as changing windows or the boiler now require building regulation consent. Many works of extension, conversion and refurbishment also now require consents, but include much higher standards of

insulation, drainage and heating and ventilation control. Additionally flues and outlets from heating and ventilation units, together with fuel storage vessels must also now comply with requirements not previously covered under building regulations.

The implications of these new requirements will vary from purchaser to purchaser and your long term plan for ownership and occupancy could affect the cost of work planned and design features. This in turn can affect the value of the property to you at purchase stage. It is important to discuss your future plans for the property at an early stage with any specialist heating and other contractors so that their advice can be fully considered.

Building regulation approval should have been obtained for the additions to the property. This should be confirmed.

45. PROVISOS

This report is based on findings of an inspection made from ground level and from readily accessible points. Parts of the structure, which are inaccessible, enclosed or covered, have not been inspected.

In making this report, we have assumed that no high alumina cement, concrete or calcium chloride additive or other deleterious material has been used in the construction of the property.

We have not inspected woodwork or other parts of the property which are covered and unexposed or inaccessible and we are therefore unable to state that any such part of the property is free from any defects.

The survey is made in accordance with the terms and conditions already forwarded to you.

46. SUMMARY

The subject property is an individual detached villa set over one floor with a cellar at lower ground floor.

Externally, the property was found in reasonable order and has been adequately maintained.

Internally, the property suffers from significant dampness and condensation problems which have affected internal timbers and may have affected timber boards abutting damp elevations. Further investigation is advised.

This is thought to be caused by a lack of heating and poor thermal qualities (windows and

doors) and a lack of effective damp proofing.

Replacing the windows or installing secondary glazing is advised along with installing a modern central heating system. This will go some way to improving conditions. Tanking to reduce damp penetration should be investigated. All affected internal plaster should be removed and replaced.

I have highlighted a number of areas requiring attention within the body of the report and these areas should be actioned.

#### 47. REINSTATEMENT VALUATION

In our opinion the current cost of reinstating the property in its present form is estimated for insurance purposes to be approximately:-

£200,000

Two hundred thousand pounds

The estimated gross external floor area of the accommodation is approximately:-

86 square metres

It is based on today's building costs and as these are regularly increasing, this figure should be re-assessed annually or alternatively, index-linked.

This has been calculated in accordance with the recognised method approved by the Association of British Insurers and reflects the age and construction.



Dated: 11/12/15

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**Tim J D Blood BSc MRICS**

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