

**Welsh Streets, Princes Park, Liverpool**

**Building Survey Report**

**38 Kelvin Grove**



**1 Introduction**

**1.1 Inspection**

1.1.1 The property was inspected on Wednesday 29<sup>th</sup> April 2008 and 7<sup>th</sup> May 2008. The weather during our inspections was sunny and warm on both occasions. The ambient temperature was approximately eighteen degrees centigrade.

1.1.2 For the purposes of this report, the Kelvin Grove elevation will be treated as the front elevation and this faces north-east. All directions left and right used within the report are as taken from a point externally facing the front elevation.

## 1.2 General description

1.2.1 The subject property is a traditionally built three storey plus basement Victorian terraced dwelling house, divided into 3 flats, each occupying a floor. There is a two storey wing to the rear forming part of Flats 1 and 2. The building forms an outer unit of a terrace of 3 similar units.

The high level roof and wing roof are pitched timber structures covered in natural slate. The front 2 storey bay is assumed to be some form of liquid roofing compound. Rainwater goods and other external plumbing are a mix of cast iron and of plastic components.

The elevations are of brick masonry construction approximately 450mm thickness to the front and rear elevations built in Flemish bond and having ornate eaves mouldings to eaves and below first floor window sills to the front with sandstone sills and lintels generally.

However, the outer walls of the rear wing and part of the rear elevation have been re-built as some point c. 50 years ago in solid 340mm brickwork.

Window sashes remain to the front at ground and first floors but remaining windows have been replaced in a mix of softwood and PVC-u components, the latter to the top floor flat.

Floors are a mix of solid and timber to the ground floor flat and common areas, generally solid to the rear. Upper floors and staircases are of suspended timber.

1.2.2 A shared passageway at the rear has been gated for security reasons and normally gives access from the rear of the property into an enclosed rear yard, with in-situ concrete surfacing. The rear yard is enclosed by brick boundary walls with a timber gate. The front garden of the property is open to the street and is surfaced in quarry tiles, concrete and part terrazzo tiles. The front steps are finished in concrete with a brick dwarf wall to the front boundary.

1.2.3 Internally, finishes generally comprise plasterboard ceilings with a skim finish, plastered masonry walls or timber stud partitions, and timber joinery.

1.2.4 The buildings occupy a basically level site.

## 2 Inspection

### Estimated cost (£)

### External inspection

#### 2.1 Roofs

2.1.1 Chimney stacks and flashings appear to be in good order when viewed from ground level. An allowance for unseen repair is included. £500.00

2.1.2 The arrangement of the roofs mean that viewing from ground was very limited. However, on the same basis that the roofs would be renewed as £10,000.00

**Estimated cost (£)**

	part of insulation upgrades, the covering would require renewal. Slate should ideally be retained as a covering.	
2.1.3	The front bay roof appears to be lined with a liquid roofing compound but does not seem well drained. An allowance for drainage is included.	£500.00
2.1.4	The metal and plastic gutters to the front and rear elevations are leaking at joint positions and there are some missing pipework sections, requiring attention.	£2100.00
<b>2.2</b>	<b>Elevations</b>	
2.2.1	The front elevation has been re-pointed in the past and is now generally in good order. Local re-pointing is required however, particularly at high and low levels.	£300.00
2.2.2	There is some minor cracking internally at the junction between the front elevation and the bay windows, with evidence internally at these positions. Allowance for crack repair.	£900.00
2.2.3	The right hand gable elevation suffers from penetrating dampness. The render gable should ideally be rendered and possibly insulated externally. The more modern wing elevations are generally in good condition.	£12000.00
2.2.4	External joinery – The timber casements to the rear remain, the sash windows to the front also being present at first floor. The pvc windows at ground and second floor are not ideal but could be retained. In order to provide a 30 year life we have therefore made an allowance for replacement casement and secondary glazing to sashes.	£9500.00
2.2.5	Redecoration of all retained external joinery and stonework is required.	£1500.00
<b>2.3</b>	<b>External areas</b>	
2.3.1	The front yard was generally in fair order but this area and the small rear yard would benefit from some improvement. The front boundary wall is in poor condition and should be re-built.	£3000.00
2.3.3	The rear boundary walls are in fair condition.	

**Estimated cost (£)****Internal inspection**

For the purposes of this report we have assumed that reinstatement of the property would be as existing in terms of layout.

**2.4 Roof voids**

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|-------|---|---------|
| 2.4.1 | The main roof void access hatch had been sealed shut so we have made assumptions based upon similar properties in Kelvin Grove. Allowance for timber treatment. | £300.00 |
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**2.5 Ceilings**

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|-------|--|----------|
| 2.5.1 | The original lath and plaster ceilings appear capable of re-use in the ground and first floors, but not to the second floor. We anticipate that approximately 30% require replacement. | £1750.00 |
| 2.5.3 | Otherwise ceilings require redecoration.   | £1000.00 |

**2.6 Walls and partitions**

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|-------|--|----------|
| 2.6.1 | Walls are the original solid brick walls supplemented by timber stud partitions. The walls within the flats show little evidence of movement, but evidence is clear in the ground floor common areas. Some making good of plasterwork can be assumed. Approx 25% together with crack repairs to brickwork. | £1500.00 |
| 2.6.3 | Redecoration of all walls and partitions is required.  | £3000.00 |

**2.7 Floors**

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|-------|---|----------|
| 2.7.1 | The floors in the flats are fundamentally level, however the ground floor in the rear common areas shows a marked slope downward to the rear and left. These floors should ideally be re-levelled to the rear 25% and all floors tied to elevations, as the first floor is present not tied to the front and rear elevations. | £2500.00 |
| 2.7.2 | Replacement of floor coverings is required throughout.  | £6000.00 |

**2.8 Internal joinery**

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|-------|---|----------|
| 2.8.1 | All internal doors are flush designs largely in good condition, with fire doors to flat entrances. An allowance for repair is included. | £1500.00 |
|-------|---|----------|

	<b>Estimated cost (£)</b>	
2.8.2	Isolated repairs are required to the staircase, skirting boards and window boards where damaged. Some repairs will be required to the stair guarding and flights.	£500.00
2.8.3	Redecoration of joinery is required throughout.	£1000.00
<b>2.9</b>	<b>Kitchen</b>	
2.9.1	The kitchens were basically equipped but in fair condition. On the basis that extensive works will be undertaken to line elevations etc, we have assumed that they will be replaced.	£12,000.00
<b>2.10</b>	<b>Bathroom and WC</b>	
2.10.1	The bathrooms were basically equipped but in fair condition. On the basis that extensive works will be undertaken to line elevations etc, we have assumed that they will be replaced.	£9000.00
<b>2.11</b>	<b>Electrical installation</b>	
2.11.1	The electrical installation may require some upgrading to control and protection systems.	£3000.00
<b>2.12</b>	<b>Heating installation</b>	
2.12.1	Only the top floor flat has central heating, the remainder relying on gas fires and portable heaters, which clearly do not cope. The heating systems thus require replacement.	£7000.00
<b>2.13</b>	<b>Water installation</b>	
2.13.1	The water installation appears to be operating satisfactorily.	£0.00
<b>2.14</b>	<b>Drainage installation</b>	
2.14.1	The cellar was not accessed. We have included an allowance for minor repairs.	£1500.00
2.14.2	The above ground drainage system appears to be operating satisfactorily.	
<b>2.15</b>	<b>Thermal insulation</b>	
2.15.1	Glass fibre quilt is present to the roof voids c 100mm thick and this should be replaced with 250mm insulation to meet current standards. Cost includes suitable insulation to the sloping ceiling sections not accessible from within the roof voids. Fully sealed and insulated loft traps should be provided.	£750.00

	<b>Estimated cost (£)</b>
2.15.2	£12,000.00
<p>There was no evidence of insulation to the external walls. We have included for insulating primary elevations to Building Regulations standards.</p>	
	£4000.00
<p>There was no evidence of insulation to the ground floors. We have included for replacement of rear solid floors incorporating insulation, and for provision of insulation to the existing suspended timber floors to the front of the property.</p>	
<b>2.16 Structural movement</b>	
2.16.1	
<p>The rear ground floor is the main area showing evidence of movement, downward and left, toward the rear. We assume that this mechanism has resulted in the re-building of the rear wing at some point</p>	
<p>We have allowed a provisional sum for foundation stabilisation.</p>	
2.16.2	£40000.00
<p>Having examined other buildings in the locality, there seems to be a widespread issue with foundation movement. However, without ascertaining the precise cause of this mechanism, we are unable to reach a formal conclusion at this stage. It is therefore recommended that some form of ground investigation is instigated including a structural engineer's input, in order to fully determine the reasons for the movement and appropriate remedial measures. At this stage we have allowed a provisional sum for foundation stabilisation.</p>	
<b>2.17 Dampness</b>	
2.17.1	£3000.00
<p>High moisture meter readings were encountered within the ground floor both within flat one and in the common areas. Upper floor flats appear to be affected by driven rain penetration through the right hand gable wall.</p>	
<p>There is also widespread evidence of severe condensation problems and associated mould growth. Heating, insulation and ventilation levels all must be improved to alleviate this problem.</p>	

<b>Total estimated works cost</b>	<b>£151,600.00</b>
Access and preliminaries – 15%	£22,740.00
Contingency Sum – 5%	£7,580.00
<b>Sub-total</b>	<b>£181,920.00</b>
Professional fees – 10%	£18,192.00
<b>Total estimated cost</b>	<b>£200,112.00</b>

### 3 Comments on HHSRS

The following comments are based on a simplified assessment of the 29 HHSRS risk areas as follows:

- Category 1 – immediate action required
- Category 2 – discretionary or no action required
- No risk

Please note that due to the void and derelict nature of the property it is not possible to properly assess HHSRS risk to many of the standard 29 risk areas and in these instances we have inserted 'not applicable'. The value of this assessment is therefore considered to be extremely limited.

- 3.1 Damp and mould growth – Category 1 -see section 2.17 above
- 3.2 Excess cold – lack of central heating systems. Reported cold problems. Category 2
- 3.3 Excess heat – not applicable.
- 3.4 Asbestos - a property of this age may contain asbestos containing materials and the following features were suspected:
- There is a possibility that the plastic floor tiles to the ground floors may contain asbestos
- The presence of asbestos cannot be confirmed without testing. Although the above items present a low risk, such risk to health will be increased if the material is disturbed or worked on in any way. A type 3 survey should therefore be undertaken prior to commencing any works on the property.
- 3.5 Biocides – no risk.
- 3.6 Carbon monoxide – Category 2. Provide detector
- 3.7 Lead – possible lead water pipe underground – Category 2.
- 3.8 Radiation – no risk.
- 3.9 Uncombusted fuel gas – no risk.

- 3.10 Volatile organic compounds – no risk.
- 3.11 Crowding and space – no risk.
- 3.12 Entry by intruders – Category 1 - glazed rear door not secure.
- 3.13 Lighting – no risk.
- 3.14 Noise – no risk.
- 3.15 Domestic hygiene pets and refuse – no risk.
- 3.16 Food safety – no risk.
- 3.17 Personal hygiene, sanitation, drainage – no risk.
- 3.18 Water supply for domestic purposes - no risk.
- 3.19 Falls associated with baths -- no grabs rails, no non slip surface to bath.
- 3.20 Falls on the level – no risk.
- 3.21 Falls associated with stairs and steps – steep staircase and steps at head of stairs in landing - Category 2.
- 3.22 Falls between levels – no risk.
- 3.23 Electrical hazards – no risk.
- 3.24 Fire – Category 2 – No mains smoke detectors
- 3.25 Hot surfaces and materials – no risk.
- 3.26 Collision and entrapment – no risk.
- 3.27 Explosions – no risk.
- 3.28 Ergonomics –no risk.
- 3.29 Structural collapse and falling elements – no risk.

#### **4 Conclusion**

- 4.1 The subject property is affected by the same structural movement that affects the other 2 buildings forming the terrace. It is unlikely that the problems can be treated in isolation. Further investigation of the problems being encountered is fundamental.
- 4.2 Despite being fully occupied, internal conditions within all of the flats are poor in terms of dampness, condensation and adequacy of heating. There is also current water penetration. It is clear therefore that, subject to stabilisation works being successful, significant expenditure would be required, as set out above, to return the property to a condition comparable with current standards.
- 4.3 Please refer to our Main Summary Report for additional information relating

to SAP rating and further optional improvement measures.

## **5 Limitations**

5.1 Please refer to our Main Summary Report.

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Director

The Edward Finch Partnership

**Appendix 1  
Photographs**



Front elevation



Upper areas of front elevation showing gutter leaks, water staining and vegetation.



Rear wing rear gable – replacement structure



Part re-built rear elevation.



Damp stains and cracks in front bay at first floor.



Poor condition of render to gable.



Dampness and mould growth in ground floor flat – rear.



Cracks in rear stairwell at second floor, party with No 40.