

Welsh Streets, Princes Park, Liverpool

Building Survey Report

6/8 Kelvin Grove



1 Introduction

1.1 Inspection

- 1.1.1 The property was inspected on Wednesday 23rd April 2008. The weather during our inspection was warm and dry. The ambient temperature was approximately eighteen to twenty 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.
- 1.1.3 The whole of the property was vacant at the time of our inspection and had been stripped of items of value including internal doors, kitchen and bathroom fixtures and fittings, gas and plumbing pipework, and the central heating installation. In addition, the services connections had been disconnected.

1.2 General description

1.2.1 The subject property comprises a traditionally built three storey plus basement Victorian end-terraced dwelling, connected to the adjacent mid-terrace, possibly originally constructed around 1880. In recent years the property appeared to have been converted to six separate flats. Roofs are of slated pitched timber construction with traditional roof structure, with flat (assumed felted) roofs above the front two-storey bays to which access was not possible; there are Velux roof lights within the rear slopes; rainwater goods and other external plumbing are a combination of cast iron and plastic, but with metal ogee gutters to the front main roof.

The elevations are of brick masonry construction, approximately 450mm thickness, to the front elevation built in Flemish bond and having ornate eaves mouldings to eaves and below first floor window cills, flat stone arches and cills. The gable end to 6 Kelvin Grove is rendered with brick piers to the front and rear corners. It is likely that the rear elevation has been rebuilt as cavity construction due to the different brick bond noted and the metal lintels and brick on end cills to window openings. Window sashes/casements have largely been removed but appear to have comprised single glazed timber sliding sash and/or casement windows with pivot windows to the front elevation at second floor level. Ground floor construction is of solid concrete to the rear, the floors are of suspended timber construction elsewhere with joists appearing to span left to right to the front section and from front to rear at the rear.

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

1.2.3 Internally, finishes generally comprise plasterboard and skim ceilings, plastered masonry walls or timber stud partitions, and timber joinery. The timber floorboards are concealed throughout by hardboard.

1.2.4 The building itself occupies a basically level site.

2 Inspection

**Estimated cost
(£)**

External inspection

2.1 Roofs

2.1.1 Chimney stacks and flashings appear to be in satisfactory condition as viewed from ground level. An allowance for unseen repair is included. £1,000.00

2.1.2 The roof coverings appeared in fair condition generally with no current water penetration although this has occurred in isolated areas in the past. The ridge to 6 Kelvin Grove was uneven. Isolated immediate maintenance is therefore required including refixing and £14,000.00

		Estimated cost (£)
	repointing the ridge tiles and the dislodged undercloak to the rear right hand gable verge. However, provision of a 30 year life and also upgrading of the roof insulation to the sloping soffits will necessitate complete renewal of the roof coverings including reglazing the rooflight to the rear slope of 8 Kelvin Grove which was boarded over.	
2.1.3	No access was possible to inspect the roofs above the front two storey bays. No evidence of leakage was noted internally. However, provision of a 30 year life and also upgrading of the roof insulation to these roofs will necessitate complete renewal of the roof coverings. At the same time, the poor drainage to the roofs should be addressed.	£1,000.00
2.1.4	The metal gutters to the front elevation are leaking and at the left hand side in danger of falling, requiring immediate attention by way of replacement to match the existing. Rear guttering appears satisfactory but we recommend should be replaced in metal. The missing downpipes at the rear require reinstatement.	£2,950.00
2.1.5	The missing soil and vent pipes at the rear require reinstatement.	£1,100.00
2.2	Elevations	
2.2.1	The front elevation has been repointed (and possibly grit blasted to remove paint) in the past. Patch repointing is required, particularly at low level.	£600.00
2.2.2	Right hand gable elevation – horizontal hairline cracking was visible to the render at approximately mid-height, considered due to normal thermal movement and not a cause for concern. Otherwise there was impact damage at low level to the render, requiring to be made good, and the brickwork at low level required repointing and replacement of isolated spalled bricks.	£300.00
2.2.3	Rear main elevation – in good condition having been repointed in the fairly recent past.	-
2.2.4	External joinery – generally casements and sashes have been removed and openings protected by steel grilles or shutters. In order to provide a 30 year life we recommend replacement of all external joinery incorporating double glazed units. Doors to front and rear also require replacement.	£19,700.00
2.2.5	Redecoration of all external joinery, metalwork, stonework and render is required.	£2,700.00

**Estimated cost
(£)**

2.3 External areas

2.3.1	The front concrete yard was generally cracked requiring repair. Similarly the isolated cracks to the rear concrete yard require repair.	£1,000.00
2.3.2	The quarry tiled steps to the front and rear were cracked and required repair.	£500.00
2.3.3	The rear boundary walls are in fair condition but missing copings require reinstatement and the rear gate requires renewal.	£500.00

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

2.4.1	The roof voids were well ventilated and there was no obvious sign of penetrating dampness or beetle, as far as could be ascertained from the loft access hatch positions. However as close access to all timbers was not possible we recommend an allowance for timber treatment.	£600.00
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2.5 Ceilings

2.5.1	Past damp penetration had damaged the plaster within the 2 nd floor right hand bathroom to 6 Kelvin Grove, which requires repair.	£50.00
2.5.2	A damp stain to the 1 st floor right hand bathroom to 6 Kelvin Grove appeared to be due to a past plumbing leak from above.	£50.00
2.5.3	Otherwise ceilings are in good condition requiring redecoration only.	£1,750.00

2.6 Walls and partitions

2.6.1	Walls and partitions are generally in reasonable condition but have been damaged by removal of the services installations requiring making good.	£600.00
2.6.2	Redecoration of all walls and partitions is required.	£6,500.00

2.7 Floors

2.7.1	Other than displaying some 'springiness' the existing timber suspended floors appeared in satisfactory condition as far as could be ascertained from visual inspection due to the presence of fixed hardboard throughout.	-
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		Estimated cost (£)
2.7.2	The existing concrete floors appeared in satisfactory condition as far as could be ascertained from visual inspection due to the presence of fixed plastic tiles.	-
2.7.3	Replacement of floor coverings is required throughout.	£7,100.00
2.8	Internal joinery	
2.8.1	All internal doors have been removed and thus require replacement throughout including architraves and repairs to damaged frames.	£14,500.00
2.8.2	Isolated repairs are required to the staircase, skirting boards and window boards where damaged.	£600.00
2.8.3	Redecoration of joinery is required throughout.	£2,000.00
2.9	Kitchen	
2.9.1	The kitchens had been removed throughout and thus require reinstatement.	£24,000.00
2.10	Bathroom and WC	
2.10.1	The sanitary fittings had been removed throughout and thus require reinstatement.	£18,000.00
2.11	Electrical installation	
2.11.1	The electrical installation has been disconnected and partially removed, with the remnants of a fire alarm system, intruder alarm system, and door entry system remaining. Complete reinstatement of these installations is therefore required.	£9,000.00
2.12	Heating installation	
2.12.1	Gas or electric fires to the fireplaces have been removed and making good of the openings and ventilation of the flues is therefore required.	£1,500.00
2.12.2	The central heating systems had been removed throughout and thus require reinstatement.	£21,000.00
2.13	Water installation	
2.13.1	The hot and cold water installation has been disconnected and internal pipework removed. Complete reinstatement is therefore required.	£3,000.00
2.14	Drainage installation	
2.14.1	Within the cellar the drainage has been encased in concrete. The drainage installation externally could not be	£4,000.00

	Estimated cost (£)
inspected due to the inspection chamber covers being silted in. It is anticipated that the drainage will require jetting through prior to re-occupation of the property, and we have allowed a provisional sum for repairs.	
2.14.2 Internally the above ground plumbing and drainage installation has been substantially removed and requires reinstatement.	£3,000.00
2.15 Thermal insulation	
2.15.1 Only 75mm fibreglass insulation has been provided within the roof voids 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.	£1,000.00
2.15.2 There was no evidence of insulation to the external walls. We have included for insulating primary elevations to Building Regulations standards.	£13,500.00
2.15.3 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.	£5,500.00
2.16 Structural movement	
2.16.1 To the front elevation there is evidence of downward movement towards the party walls between 6 and 8 Kelvin Grove and between 8 and 10 Kelvin Grove, also apparent internally due to the slightly sloping staircase and floors. We noted a crack at the vertical junction between 8 and 10 Kelvin Grove, and cracking was also visible at the junctions between the front bays and the front elevation. Furthermore, there appears to be a general downward movement towards the rear of the property, the front elevation and bays leaning slightly in that direction. No obvious visible evidence of structural movement was noted to the right hand and rebuilt rear elevations.	-
2.16.2 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.	£60,000.00

**Estimated cost
(£)****2.17 Dampness**

- 2.17.1 Two lines of filled holes indicating the past insertion of a chemical injection damp-proof course were visible at low level. This does not appear to have been successful as high moisture content was detected internally with a moisture meter, although moisture content of plaster was generally high at all floor levels due to the absence of heating and the fact that the window openings are partially exposed to the elements. We recommend that further detailed evaluation and appropriate remedial measures be undertaken; at this stage a provisional sum for remedial works has been included.

Total estimated works cost £248,000.00

Access and preliminaries – 15% £37,200.00

Contingency sum – 5% £12,400.00

Sub-total £297,600.00

Professional fees – 10% £29,750.00

Total estimated cost £327,350.00

Plus VAT

3 Comments on HHSRS

- 3.1 With the property presently being void and most amenities being stripped out, an assessment in terms of HHSRS is not considered to be of relevance.

4 Conclusion

- 4.1 Although there is limited visible evidence of significant current movement, due to the widespread evidence of foundation movement locally we have recommended further investigation in this regard.
- 4.2 As the property has some inherent dampness and has been stripped of items of value, significant expenditure would be required, as set out above, to return the property to a habitable condition.
- 4.3 Please refer to our Main Summary Report for additional information relating to SAP rating and improvement measures.

5 Limitations

- 5.1 Please refer to our Main Summary Report.

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The Edward Finch Partnership

**Appendix 1
Photographs**



Typical roof condition



Front and left hand gable elevations



Rear elevation and roof



Typical loft condition



Evidence of movement to staircase



Typical internal condition