

Welsh Streets, Princes Park, Liverpool

Building Survey Report

40 Kelvin Grove



1 Introduction

1.1 Inspection

- 1.1.1 The property was inspected on Wednesday 29th April 2008. The weather during our inspections was sunny and warm. 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.

1.1.3

1.2 General description

1.2.1 The subject property is a traditionally built three storey plus basement Victorian terraced dwelling house, being the central unit in a terrace of three similar buildings. There is a two storey wing to the rear forming part.

The high level roof and wing roof are pitched timber structures covered in natural slate. Scaffolding was in position following roof maintenance works at the time of our inspection. The front 2 storey bay is covered with 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 originally 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 throughout, protected by external steel grilles to the rear ground floor openings.

Floors are of suspended timber in the main house, with a solid floor in the rear wing.

There are areas of cracking in the property, to the rear elevation and left hand party wall which are, we understand under active monitoring by a structural engineer. Access to observations gained would be of benefit.

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 small 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 concrete and part terrazzo tiles. The front steps are finished in stone and the original railings and dwarf walls remain to the frontage.

1.2.3 Internally, finishes generally comprise plasterboard ceilings with a skim finish to the wing building with largely original lath and plaster constructions to the main house. Internal walls comprise plastered masonry walls or timber stud partitions, and timber joinery.

1.2.4 The building occupies a basically level site.

2 Inspection**Estimated cost (£)****External inspection****2.1 Roofs**

	Estimated cost (£)
2.1.1 Chimney stacks and flashings appear to be in good order when viewed from ground level and recent work has clearly been undertaken.	£0.00
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 part of insulation upgrades. Slate should ideally be retained as a covering.	£10000.00
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
2.2 Elevations	
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 stepped cracking to the rear wing emanating from the ground floor openings in the left hand elevation. As we are aware that some stabilisation works has been undertaken to this property, we have no information as to this movement being progressive. An allowance for crack repair is included.	£500.00
2.2.4 External joinery – The existing sash windows appear capable of retention. We have therefore made an allowance for secondary glazing to sashes.	£9500.00
2.2.5 Redecoration of all retained external joinery and stonework is required.	£1500.00
2.3 External areas	
2.3.1 The front yard was generally in good order but this area and the small rear yard would benefit from some improvement.	£500.00
2.3.3 The rear boundary walls are in fair condition.	£250.00

Internal inspection

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

Estimated cost (£)**2.4 Roof voids**

- 2.4.1 The main roof void access hatch is located above the stairwell, that to the wing in the rear first floor bedroom. Inspection reveals a cut timber roof structure with c 150mm of glassfibre insulation at ceiling level. The level of insulation needs to be topped up to current standards. Allowance for timber treatment. £300.00

2.5 Ceilings

- 2.5.1 The original lath and plaster ceilings appear capable of re-use in the main house, as do the plasterboard constructions to the rear wing. £0.00
- 2.5.3 Otherwise ceilings require redecoration. £1000.00

2.6 Walls and partitions

- 2.6.1 Walls are the original solid brick walls supplemented by timber stud partitions. These show some evidence of movement with distortion of openings to the rear portion of the house, rearward of the basement. Some minor re-plastering will be required. £400.00
- 2.6.3 Redecoration of all walls and partitions is required. £3000.00

2.7 Floors

- 2.7.1 The floors in the front of the main house appear level. However there is a noticeable slope down and left to the rear areas, but not to an extent that would justify correction. The floors should ideally tied to elevations, as the first floor was noted not to be tied to the front and rear elevations in similar properties. £500.00
- 2.7.2 Existing floor coverings are in an acceptable condition. £0.00

2.8 Internal joinery

- 2.8.1 All internal doors are original and in good condition. Allowance made for minor repairs. £500.00
- 2.8.2 No significant repairs are required to the staircase. £0.00
- 2.8.3 Redecoration of joinery is required throughout. £1000.00

2.9 Kitchen

	Estimated cost (£)
2.9.1 The kitchen has been refitted to a good standard and no improvement is required. However, thermal works would necessitate its removal.	£4000.00
2.10 Bathroom and WC	
2.10.1 The bathroom was in good condition. However, on the basis that extensive works will be undertaken to line elevations etc, we have assumed that they will be replaced. This sum could be saved if external insulation is adopted.	£3000.00
2.11 Electrical installation	
2.11.1 The electrical installation may require some upgrading to control and protection systems, such as the installation of electric shock protection and a more modern consumer unit.	£1500.00
2.12 Heating installation	
2.12.1 The building has a gas-fired central heating system with a condensing boiler. Minor control improvements assumed.	£500.00
2.13 Water installation	
2.13.1 The water installation appears to be operating satisfactorily.	£0.00
2.14 Drainage installation	
2.14.1 The cellar was in good overall condition. We have included an allowance for minor repairs.	£1000.00
2.14.2 The above ground drainage system appears to be operating satisfactorily.	
2.15 Thermal insulation	
2.15.1 Glass fibre quilt is present to the roof voids c 150mm 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
2.15.2 There was no evidence of insulation to the external walls. We have included for insulating primary elevations to Building Regulations standards.	£5000.00
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	£4000.00

Estimated cost (£)

provision of insulation to the existing suspended timber floors to the front of the property.

2.16 Structural movement

- 2.16.1 This property (rear wing and rear elevation) has already been treated; we are informed, with a Uretek resin stabilisation system. Further details of this installation and the investigation process undertaken, would be of benefit. £25000.00

We have allowed a provisional sum for foundation stabilisation at this stage, since we have no information as to the success of these works.

- 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. -

2.17 Dampness

- 2.17.1 Moisture levels within the main house appear largely acceptable. The rear wing however has had both chemical and evaporative damp proof (Shrijver System or similar) systems installed. The works appear largely effective based upon meter readings in timber skirting, other than a localised area in the rear left of the kitchen. £250.00

Total estimated works cost **£76,850.00**

Access and preliminaries – 15% £11,527.50

Contingency Sum – 5% £3,842.50

Sub-total **£92,220.00**

Professional fees – 10% £9,222.00

Total estimated cost **£101,442.00**

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 2 -see section 2.17 above
- 3.2 Excess cold – No risk .
- 3.3 Excess heat – No risk .
- 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 – – no risk.
- 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 – no risk.
- 3.22 Falls between levels – sash windows – Category 2.
- 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, but some significant works have apparently already been undertaken. Further investigation of the problems being encountered is however still considered fundamental.
- 4.2 Conditions internally within this unit are also good, having been refurbished in the relatively recent past to a good standard with sensitivity to the original building. Quite significant expenditure would still be required however, as set out above, to improve the property to current standards. These costs can however be significantly reduced if no further stabilisation works are required.
- 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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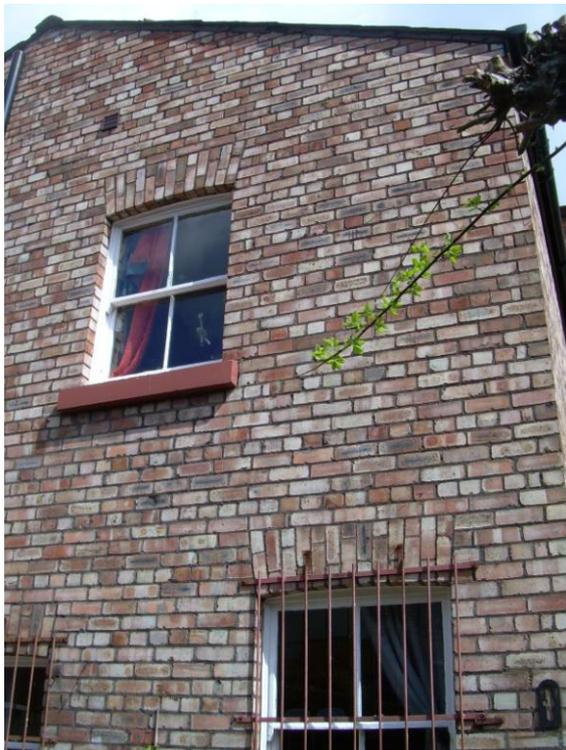
Director

The Edward Finch Partnership

**Appendix 1
Photographs**



Front elevation



Rebuilt rear wing elevation.



Cracking to rear wing flank wall.



Shrijver System damp proofing to rear wing.



Cracking with tell-tales beneath rear stairwell window



Tell-tale to second floor party wall – party with 42.