

RAY & COMPANY

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22 January 2015

SURVEY REPORT

**Re:-
208 London Road
Waterlooville
PO7 7AN**



Prepared on the instructions of

Mr Dean Simpson

By

Victor Ray MRICS ACBSI

Photographs taken during survey 21st January 2015

208 London Road Waterloooville PO7 7AN



p13 chimneys



p 29 styrafoam



p 34 sagging timbers



way
p 30 ceiling/floor joists span wrong



p 37 structural crack



p 21 decayed bricks/ damp



p 36 lath and plaster



p26 timber decay



p32 timber decay



p35 timber decay



p21 Victorian fireplace



p 16 plain door

More photos on disc

Survey Report re:- 208 London Road, Waterloooville, PO7 7AN

1.0 INTRODUCTION

- 1.1 I am Victor Ray MRICS ACBSI, Chartered Surveyor, of 32 Southbourne Avenue, Portsmouth, PO6 2HN. I was elected a Member of the Royal Institution of Chartered Surveyors in 1974 (Register No 47905). I was employed as a Valuer in the District Valuers office from 1970 to 1978 and since then I have worked on my own account in the Portsmouth and surrounding districts and in London engaged in surveys, valuations, commercial work, plans and planning, building advice and the like.

2.0 CLIENT

- 2.1 I am instructed to carry out a survey in respect of the above premises by Mr Dean Simpson of 104 Worcester Road, Chichester, PO19 5EB.
- 2.2 The date of instruction is 19th January 2015. The date of inspection is 21st January 2015. The weather during the inspection was good and the property was vacant. No detailed inspection was made of outbuildings, gardens or boundary walls or fences.

3.0 PURPOSE OF THE REPORT

- 3.1 I am instructed to report on the condition of the structure having regard to its age and type.

4.0 LIMITATIONS REGARDING THE REPORT

- 4.1 Where those parts of the structure are covered, unexposed or inaccessible, no detailed opinion can be given.

- 4.2 Liability is disclaimed to third parties using this report without my prior consent.
- 4.3 This report is not a warranty on the structure but is intended to convey an impression of its condition having regard to its age and type.
- 4.4 No detailed inspection has been carried out on services, nor have specialist tests been arranged but I should be pleased to arrange this should you so require.
- 4.5 No detailed inspection has been carried out on outbuildings gardens or boundary fences; no site investigation has been carried out.
- 4.6 No investigation has been carried out into the presence of deleterious substances on the site, in the subsoil or in the building materials, e.g. concrete cancers.

5.0 ASBESTOS

- 5.1 Many older buildings contain this material in sheet material, lagging, soffits of fascias, rainwater goods, soil pipes, texture finishes, outbuildings especially roofs etc.
- 5.2 No examination has been made for this material but where found will be reported. However you should consider a full check from an independent specialist.

6.0 SITUATION AND DESCRIPTION

London Road is the principal A3 Portsmouth to Guildford Road, running north from Portsdown Hill towards Waterloooville centre. The relevant property is located on the east side of the road, several hundred metres short of the southerly roundabout at Waterloooville centre.

The property comprises a detached private dwelling house, set on a good size plot and having its own driveway to parking, and a large garage.

The building appears to date from the early 1800s, judging by the machine-cut timbers within the roof and various original features, such as panel doors, and the general style of the property.

The accommodation, arranged on two floors plus rear extension, is as follows (measurements on file):-

Ground floor – hall, four rooms, kitchen and bathroom.

First floor – four bedrooms, bathroom, access to loft void.

Outside – toilet/store type outbuilding to the north of the kitchen; modern conservatory; modern double garage; old yard store – all of these outbuildings not inspected.

The floor area extends to approx. 270m² plus outbuildings.

For the purpose of this report, the property is assumed to face west.

STRUCTURE AND STATE OF REPAIR

7.0 EXTERNALLY

Chimney Stacks

There are three chimney stacks with the property; the fourth stack associated with the kitchen has been removed from above roof level. (photo 13)

The main building has stacks at the northern and southern flank, each of which is excessively tall and leaning to the south. These chimneys have inferior mortar flashing.

The south-east chimney stack serving the old kitchen emerges above the slate roof and again is excessively tall.

The condition of these chimneys above roof level is considered unsound, being in excess of the height to girth ratio and leaning badly. It is recommended that they be taken down.

Fireplaces within the building are all blocked off and each shows damp penetration. The style of fire surrounds is consistent with mid-Victorian fittings. (photo 21)

Roof

The main roof of the property comprises a pitched gable roof or up-and-over roof, clad in plain clay tiles, lipped over laths and without a lining of roofing felt.

The tiled pitches undulate excessively and approx. 10% of the tiles are slipped, loose or broken.

Inspection within the roof void revealed that these tiles have been fixed to the laths and to the rafters by a styrene foam, which is a discredited and cheap form of roof renovation, whereby the tiles are, in effect, glued to the rafters (photo 29). This is known to cause problems of timber decay due to non-breathability and is difficult to remove from both the timbers and impossible to remove from the tiles without excessive labour.

It is considered that the tile roof covering is ruined by the application of foam glue and rafters will be affected. The tiles will not be suitable for salvage.

Lean-to Roof

This appears to be a later roof, possibly an alteration to the original structure and is set at an angle of 24 degrees, i.e. below a viable pitch for roofing materials of the period. The covering is slate which again appears to be nail sick, as per the main roof, and slate is not recommended below a pitch of 30 degrees.

It is considered that this roof must be reconstructed, preferably with a modern timber deck and felted structure.

Kitchen Back Addition Roof

Again, a tiled roof but with no access for examining the concealed battens. The surface of the tiles appears to be undulating excessively and with a small number of slipped or broken tiles.

The angle of this roof is set at 35 degrees, i.e. below the recommended pitch for plain clay tiles and, consequently, the roof covering must be considered suspect, especially as there is no ventilation or access for further assessment.

Roof Void

Access to the roof void is gained via a permanent timber staircase to a boarded loft.

The timber staircase shows serious decay due to worm (P 26).

The construction of the roof comprises variously riven, hewn and machine-cut timbers, comprising high level purlins, supported on high level collars which, in turn, support rafters which join at the roof at a ridge board. This indicates a very late form of construction, as ridge boards were not used in period properties.

The front pitch is not supported by a lower purlin and, consequently, the rafters have sagged excessively (P34). To the rear pitch, a lower level purlin has been inserted behind original rafters and newer rafters fitted (p 29).

Floor joists span side to side and thus there is no lateral support to front and rear rafters (p 30).

There is excessive decay of timber, as illustrated by photos P26, 32 and 35). In addition, there is very high humidity level within the roof and the integrity of the timbers is compromised.

The excessive deflection of rafters, failure of adequate support and evident timber decay, when combined with the styrene foam, leads to the conclusion that the roof must be re-strutted and completely rebuilt with new tiles.

Rainwater Goods

Comprising cast iron – ogee shaped to the front and half-round to the rear, evidently of a late Victorian period.

Part of the guttering and downpipes are missing and there is excessive rust, requiring replacement all round.

I was unable to determine the condition of underground pipes. All rainwater goods should be examined in heavy rain to determine spillages.

Main Walls

The structure of the house comprises 9 inch solid brickwork, pebble dash rendered externally, apart from areas of the rear elevation, and mostly dry lined internally with lathing, hardboard and plasterboard.

The original structure would have been facing brick but severe damp penetration is evidenced by various interior aspects, which probably gave rise to the pebble dash rendering. This render entirely typical of the immediate pre-war period, perhaps post-war.

The render is improperly carried down to ground level and appears to obscure all but one of the airbricks. The base of walls is excessively damp due to capillary action.

It is doubted whether these old walls incorporated a damp-proof course.

Rear elevations are emulsion painted.

Front elevation – a slight bulge across the entire length of the wall at high level. A string course remains at mid-wall. Render is saturated to the base of the wall and adjacent to the porch.

South elevation – the only airbrick remaining serves the south-west room. As per previous, the base of render is deteriorated due to damp.

Main rear elevation – structural cracking through south-east ground floor window and compromised brick arch over. Severe saturation to the entirety of the middle section of the wall and to the base of the wall. The wall is emulsion painted but this is peeling off and brickwork is extremely porous and decayed, immediately to the right of the kitchen back addition.

East elevations – hardly accessible due to excessive vegetation. Structural cracking is seen to the left of the north-west ground floor French doors, approx. 3mm wide situated left of the door lintel. Otherwise, pebble dash rendered and conditions as per south elevation.

These old walls did not incorporate a damp-proof course or, if provided in slate, then long perished. Ground level is high in relation to floor level and there is inadequate ventilation to maintain ground floor timbers.

It is difficult to treat old brickwork when rendered, as hacking off the render can cause dislodgement of bricks or defacement. Evidence of brick decay is clearly seen in the south east reception cupboard (p 21). The condition o high moisture level in main walls

Can cause rot to joist end and to lintels beam ends and other built in timber. Inner plaster must be exposed to check timbers in the walls.

Kitchen Back Addition Walls

Constructed in 9 inch brickwork and emulsion painted externally. The south flank wall is in deteriorated condition, bulging and having excessively porous soft bricks which are mostly defaced and compromise the structure. Again, ground level is high in relation to floor level and there is no evidence of a damp-proof course.

Windows and External Joinery

The property is extremely difficult to date from the style of windows, as front elevation windows appear to be mid-Victorian sashes. Older sashes remain to first floor main rear elevation.

Front elevation – excessive decay to first floor windows, requiring renewal.

South elevation – post-war casement windows to ground and first floor, plastic window to attic, decayed sash window to SE bedroom.

Rear elevation – original style but decayed sash windows to first floor; inadequate fixed light to bathroom; decayed late Victorian casements to ground floor.

North elevation – Victorian style French doors from NW room – in good condition. Decayed sash window to NE bedroom; decayed casement windows to attic and NW bedroom.

It is suggested that the entirety of the windows be replaced with good quality modern equivalents.

Exterior doors have deadlocks – an impediment to means of escape and are extremely stiff to operate, being damp swollen within the frames. The frames show rot to the base and to the sills.

8.0 INTERNALLY

Ceilings

Ceilings throughout comprise, for the most part, old lath and plaster ceilings, affixed to the underside of joists.

Old lath and plaster ceilings are prone to loss of key and surface cracking. It is difficult to test them without applying pressure which can damage the ceiling in any event. However, these appeared to be in poor condition.

Plasterboard ceilings are fitted throughout the NE ground floor room, kitchen and bathroom, and first floor bathroom.

First floor lath and plaster ceilings were found to be damp saturated in the north-west corner of the NE bedroom, around the chimney breast to the SE bedroom and in the north-east corner of this room.

Ground floor lath and plaster ceilings appeared to be in better condition, but all first floor original ceilings show excessive cracking and, due to the deflection of the timbers over, it is suggested that all ceilings throughout the first floor be renewed.

Ceilings throughout the kitchen and bathroom are lined to the underside of the roof joists, which is an impediment to ventilation, and there is no access hatch here for further comment.

Ceilings are perished towards the rear of the ground floor due to water penetration through the back wall.

All of the rooms show ceiling beams cased in matchboard, which support the floor joists over.

The north-east reception has sagging main beam, with a cross beam providing support.

First floor ceiling beams sag excessively to the south-west bedroom and especially to the north-west bedroom, whilst the entirety of the ceiling to the north-east bedroom sags generally.

Sagging supporting beams represent a serious problem. As they are all encased in boarding, it is difficult to assess the condition of the beams without exposure. However, it appears that all of those sagging beams must be replaced.

Internal Walls

The inside face of the outer walls is mostly dry lined throughout the ground floor, with various plasterboard, lath and plaster and even, inadequate ply boarding (south wall SW room). The purpose of dry lining is to prevent dampness affecting the interior of the building and this has evidently been a long-standing problem over the years. The condition of the dry lining is now considered suspect, especially as there is serious dampness to

the base of walls. All dry lining throughout the ground floor must be hacked off for further assessment.

Plaster to the outside walls of first floor shows severe damp penetration to all south and west elevations, deteriorating the plaster, and including to part of the north wall.

Interior walls are a mixture of brickwork, rendered and plaster set, and timber studwork finished with lath and plaster.

The lath and plaster dates from the Victorian period, being a simple lime daub over the lathes (p 36). This effectively dates the building to early or mid-Victorian period.

The condition of plaster generally is considered to be substandard and has been seriously affected by damp (see below).

It is a recommendation that all interior walls be replastered, including dry lining to all external walls.

Plaster throughout the kitchen and bathroom is hard, sharp modern plaster in deteriorated condition due to penetrating damp.

Damp Check

The base of internal walls was checked, where fixtures and furnishings permitted, and were found to be suffering from serious rising damp. As most of the walls are dry lined or fitted with cupboards there is little visual evidence of this, apart from surface staining. However, the cupboard in the SE ground floor room, in the rear corner, shows the actual condition of the plaster and

brickwork which comprises extreme damp saturation and decay to the bricks and mortar, whilst the plaster has fallen off (p 21).

Ground level is high in relation to floor level and it is doubted whether there is a damp-proof course. Significant damp remedial treatment is required but, due to the soft saturated condition of the bricks, this may not be effective.

Serious penetrating damp has occurred to the entirety of the back wall, affecting ceilings, floors and built-in timbers, particularly seen in ground floor rooms. Serious penetrating damp has also occurred around the SE reception chimney and around the chimney to the SE bedroom above. Serious penetrating damp has occurred behind the chimney, affecting the north bedrooms. Damp has penetrated at the wall to the SE bedroom east wall.

Due to the application of dry lining, it is considered that the entirety of the exterior walls will be saturated.

Significant remedial work is required to roof and external walls to prevent ongoing dampness.

Timber and Floors

Kitchen floors and the north-east reception floors comprise solid floors, believed without a damp membrane. The remaining ground floor timbers comprise soft, spongy timbers, inadequately ventilated and showing dry rot to front and middle hall. The SW lounge floor has been overlaid with a second floor, concealing the condition of the original – presumed to be decayed. Due to inadequate ventilation and extreme dampness, all ground floor timbers must be considered suspect.

First floors appear to be reasonably firm to the tread, if not precisely level. The supporting beams under appear satisfactory apart from to the north-east bedroom, where spring is encountered, and the room below has an additional supporting beam.

Floors throughout the attic are extremely decayed, as are the boards, which are brittle and unsafe to walk upon (p 35). An entire new floor on new beams may be a requirement for attic floors, upon exposure for further assessment.

Doors, Joinery, Etc.

Properly closing stout doors are a requirement for prevention of fire spread.

The staircase to the attic floor is in dangerous decayed condition due to excessive worm (p 26).

The lower staircase is a typical mid or early Victorian basic style with square spindles and mahogany hand rail.

Otherwise, doors throughout comprise a mixture of styles, mostly plain boarded doors without raised fields, i.e. basic quality, and there is a brace and ledge door to the north-east reception. Several doors comprise 20th Century replacements.

Fireplaces comprise either very plain timber (presently boarded over) or mid-Victorian marble fireplaces (p 21) and a 1930s fireplace to the SE reception.

The building contains no fittings of quality or style and most original features are entirely lost.

9.0 SERVICES

No detailed checks nor specialist tests have been carried out on services and these should be arranged separately should you so require. However, a comment is made as follows.

Wiring – the property is wired on the ring main system with plastic coated cable and fittings and there is a modern circuit breaker consumer unit. A number of surface routed cables in conduit are found.

The Institute of Electrical Engineers recommends a wiring test every five years so this may now be prudent.

Gas – the property is connected to mains gas supply with internal meter and original mains supply pipe. No examination has been made as this is specialist testing. All appliances should be serviced and checked before use.

Water – the mains water riser pipe was not located but may comprise obsolete lead or steel.

Water supply is in steel and modern copper fitted semi-skilled to obsolete sanitary fittings in kitchen and both bathrooms. Waste pipes are inexpertly fitted to a Victorian style soil and vent pipe against the rear wall.

It was not possible to trace all pipe routes and showers were not tested.

Flooring in the vicinity of sanitary fittings can be adversely affected by spillages and should be exposed when renovating the room.

Heating – there is no space heating within the building, apart from electric heaters.

Domestic hot water is from an obsolete hot water storage cylinder in the SE bedroom, having an asbestos header tank over.

Drainage – the drains are ventilated by a soil/vent pipe located externally and believed to run north-east to where a large modern concrete slab presumably covers an inspection chamber. I was unable to determine whether the property is connected to mains drainage but suspect that there is a cesspit here.

Fire Precautions – you should note that it is now recommended to have a permanently mains maintained smoke detection system with linked sounders to hall and landing. The means of escape should be carefully rehearsed.

10.0 OUTSIDE

No detailed survey has been carried out on outbuildings, gardens or boundary fences however the following observations are made.

Outbuildings do not usually need Building Control approval and therefore often fall short of good building standards.

I am unable to determine how surface water lays around the property and enquiries should be made as to whether problems with water accumulation have ever occurred.

Outside toilet store, north of the kitchen – a very old building in extremely dilapidated condition, due for demolition.

Front porch – a basic structure with non-safety glass and decay to timbers.

Conservatory – a modern plastic structure, out of keeping with the house and not inspected.

Garage – a modern brickwork structure with tiled roof, presumed to be in fairly good order.

Store at the south-east corner of the site – a brick and tile structure in extremely poor condition and due for demolition.

Gardens – adequately fenced for the most part, and extremely overgrown, preventing full investigation. A paved drive has been provided to the south side of the building but the level is above floor level, inhibiting floor ventilation.

11.0 CONCLUSION

The costs of works recommended to you or which you propose should be carefully costed and reflected in your bid.

It is difficult to assess this property properly. It has a basic early 1800s appearance with more modern Victorian aspects, such as

sash windows to the front and 1930s style render applied to the exterior.

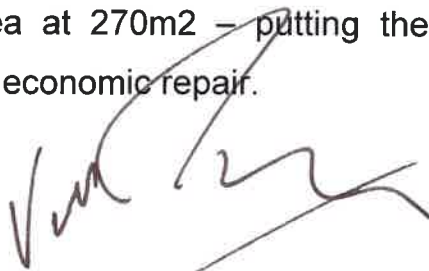
The kitchen back addition is in extremely poor condition, falling short of all good building standards and ready for demolition.

The main house is generally in an advanced stage of decay, due to dampness, high humidity and timber decay.

The main roof of the building is completely ruined by applying styrene foam to fix the tiles, which are now useless, and the structure of the roof is in advanced decay, requiring re-strutting. The slate lean-to roof at the rear of the main building is at too low a pitch and would have to be in flat roof construction.

Internally, complete restoration, renovation, rebuilding, renewal of beams, renewal of floors etc. is an urgent requirement.

In my view the property shows such little original feature that expensive repair is not worthwhile especially when considering the extensive floor area at 270m² – putting the property well beyond any reasonable economic repair.

A handwritten signature in dark ink, appearing to read 'Victor Ray', with a long horizontal stroke extending to the right.

Victor Ray MRICS ACBSI

See photographs and further on disc