



**PORTERHOUSE LEGAL SURVEYING
& CONSULTANCY SERVICES LIMITED**

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Inspection and Report

At

**123 Knight's Hill
West Norwood
London
SE27 0SP**

The London Borough of Lambeth Inspection Ref: 2576276/I1

Prepared by:



Porterhouse Legal Surveying & Consultancy Services

Inspection and Report

For

The London Borough of Lambeth

Date of Inspection: Tuesday 14th January 2020

CONTENTS

- 1. INTRODUCTION**
- 2. DESCRIPTION OF PROPERTY**
- 3. INSTRUCTIONS & DOCUMENTS**
- 4. FINDINGS**
- 5. CONCLUSIONS**
- 6. PHOTOGRAPHIC SCHEDULE**

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED

1 INTRODUCTION

- 1.1 Porterhouse Legal Surveying and Consultancy Services were appointed by The London Borough of Lambeth to undertake an inspection of 123 Knight's Hill, West Norwood, London, SE27 0SP and thereafter report upon the defects noted.
- 1.2 All directions described as left or right are viewed as if facing the main front entrance door of the property.
- 1.3 The weather at the time of my inspection was cloudy and damp. The external air temperature was 10°C.
- 1.4 Instruments used during the inspection were:
- A Panasonic DMC-TZ35 digital camera. I confirm that the images in no way have been altered.
 - A Protimeter MMS2
 - A Urceri IR01 digital infrared thermometer digital laser non-contact temperature gun
- 1.5 Moisture readings were taken using a Protimeter MMS2. This instrument has several modes of operation, including search and measure, relative humidity and surface temperature this helps to determine the difference between surface condensation and damp penetration within the core of the structure. Readings in search mode are provided by coded LED lighting and are given in a range from 0-999 relative. (Green = dry) (Amber = at risk) (Red = dampness present, further investigations required). Readings in measure mode are defined as %MC (Moisture Content) or WME (Wood Moisture Equivalent). Readings below 17% indicate that the material being tested is dry, 17-20% indicate that moisture is present and further investigations are required, readings above 20% indicate excessive moisture and will present a habitat for rot and fungal decay.
- 1.6 I was accompanied by the tenant, [REDACTED]. I was also accompanied by [REDACTED], Surveyor for the London Borough of Lambeth. [REDACTED] left the property after approximately thirty minutes.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

2 DESCRIPTION OF PROPERTY

- 2.1** The risk address is a double-fronted mid-terraced house.
- 2.2** The property is of traditional 225mm solid brick construction with a rendered finish and suspended timber floors and ceilings with solid floors to the kitchen and separate W.C.
- 2.3** The roof is of shallow butterfly construction running from front to rear behind a parapet wall.
- 2.4** The windows are single glazed, sliding timber sashes.
- 2.5** The property benefits from a wall mounted boiler together with steel panelled radiators for the provision of heating and hot water. There is currently no availability of hot water or space heating as the gas supply has been capped off.
- 2.6** The property consists of a large entrance hallway, four bedrooms, living room, dining room, kitchen, bathroom and W.C., separate W.C., storage cupboards with private front and rear gardens, which are overgrown.
- 2.7** I am advised by [REDACTED] that he lives at the property alone and that he has resided at 123 Knight's Hill, West Norwood, London, SE27 0SP since approximately 1986.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
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3 INSTRUCTIONS AND DOCUMENTS

3.1 Prior to my inspection I was provided with the following documentation:

- The instruction from the London Borough of Lambeth to undertake an inspection of 123 Knight's Hill, West Norwood, London, SE27 0SP.
- The letter before action from Alexander Shaw Solicitors addressed to Lambeth Council dated the 05th December 2019.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
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4 FINDINGS

Front Elevation

- 4.1 There is cracking present to the front elevation render, there is also evidence of self-seeded vegetation growing from the parapet wall. The property is suffering from structural cracking and movement. The Borough Structural Engineer is required appointing to undertake further intrusive site investigations including trial pits to assess for root damage and soil desiccation together with a thorough and detailed CCTV survey of all below ground drainage within the vicinity. Due to the extent of structural cracking and movement I do not believe that monitoring would be beneficial and that instead the Borough Structural Engineer should prepare tender documents for under-pinning and stabilisation of the structure, brick stitching and repairs including the installation of helical bars, bedded in resin, render and plaster repairs together with follow-on decorations.
- 4.2 All self-seeded vegetation will require removing, the root system killing off and the rendered finishes repaired to match the existing levels.
- 4.3 There is cracking present in the render either side of the ground floor living room window. All cracked and defective render will require carefully hacking off to facilitate an inspection of the concealed brickwork. If the brickwork is cracked, then stainless steel helical bars will require inserting and bedding in resin in accordance with the manufacturer's instructions. All render will require making good using a two-coat render system to match the existing levels and decorations touched up with two full coats of smooth white masonry paint.
- 4.4 There is fungal decay and rot present to the box frames and external timber cills. The box frames and sashes have clearly not been decorated for many years. The left hand side ground floor living room box frame will require renewing complete. Scaffolding will require erecting to the front elevation to facilitate cyclical decorations to all remaining windows. All cracked and blistered paintwork will require burning off as necessary, the frames and sashes properly abraded and all bare timber sealed using an oil based primer prior to being decorated with an oil based undercoat and gloss. On completion of works and when dry the abutment of the box frames will require sealing using a polysulphide sealant.
- 4.5 Water is entering into three of the bedrooms on the first floor. None of the bedrooms have loft hatches to access the roof void. Whilst scaffolding is erected, a thorough and detailed inspection of the roof covering is required and a detailed report provided outlining remedial works identified. Whilst scaffolding is in situ the entire roof structure will require overhauling, repairing and left watertight.
- 4.6 The pedestrian gate has become detached and is leaning against the front boundary fence. The pedestrian gate requires re-hanging and left in working order.
- 4.7 The front boundary hit and miss fence is partially collapsed and missing. A new section of fencing is required erecting and treating with two full coats of preservative.

Main Entrance

- 4.8 The main entrance door is ill fitting and rattles in the frame. The door requires easing and adjusting so that it shuts securely.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
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Hallway

- 4.9** The hallway wall structures and plaster finishes are cracked and wet. The average moisture reading obtained was 100% WME (wood moisture equivalent). The property is suffering from both penetrating and rising damp. Specialist contractors are required appointing to undertake remedial works. All wet wall plaster will require hacking off and dehumidifiers installing to assist in the drying out process of the structure. The need for under-pinning cannot be ruled out and will have to be specified by the Borough Structural Engineer. Having thoroughly dried the structure, a new horizontal and vertical chemical damp proof course will require inserting under pressure together with all previously removed plaster finishes reinstated using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion.
- 4.10** The hallway skirting boards are wet and the maximum moisture reading obtained was 55.1% WME (wood moisture equivalent). All wet timber skirting boards will require removing and replacing with ones of a matching profile, primed prior to fitting and decorated on completion of works.
- 4.11** Significant structural cracking has occurred to the hallway and staircase walls. The need for under-pinning cannot be ruled out at this time and will have to be specified by the Borough Structural Engineer. All cracked and defective brickwork will require carefully cutting out and stitching in together with stainless steel helical bars, bedded in resin in accordance with the manufacturer's instructions.

Dining Room

- 4.12** The dining room ceiling plaster is wet due to penetrating dampness from the defective roof covering. The moisture reading obtained was 86.4% WME (wood moisture equivalent). The wet and water damaged ceiling plaster will require removing to allow for a thorough and detailed inspection of the concealed structural timbers for possible signs of fungal decay and rot. All timbers found to be affected by decay will require replacing with new tannalised timbers. All previously removed ceiling plaster will require reinstating together with a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.
- 4.13** There is cracking present to the partition wall shared with the kitchen. This was measured at 2.5mm. All defective plaster will require carefully removing to allow for stainless steel helical bars to be bedded in resin in accordance with the manufacturers instructions. All previously removed plaster finishes will require reinstating using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion.

Electric

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED

- 4.14** The property is fitted with a modern fuse board with MCBs and RCD protection. Two of the MCBs to the ground floor sockets and hard-wired smoke alarm have tripped out. An NICEIC qualified electrician is required appointing to undertake a full periodic inspection of the entire electrical installation and provide a detailed report of remedial works required.

Kitchen

- 4.15** All of the kitchen units, work surfaces and floor coverings have been completely stripped out, there is no provision of potable drinking water or facilities to enable Mr Durrant to cook. The kitchen wall plaster is wet and the moisture reading obtained was 100% WME (wood moisture equivalent). All wet areas of wall plaster will require hacking off and a dehumidifier installing to assist in the drying out process of the structure. Once the structure has been thoroughly dried, all previously removed plaster finishes will require reinstating using a dense waterproof render incorporating SIKa 1 additive and a 3mm gypsum finish to match the existing levels. Once dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. A new Decent Homes kitchen is required installing comprising of wall and base units, work surfaces and ceramic tiling. The solid floor will require levelling off prior to a new non-slip impervious vinyl sheet floor covering being installed with welded joints and sealed at the abutments, together with new primed timber skirting boards and the room fully decorated on completion of works.
- 4.16** The duct casing has been removed from the corner of the room exposing pipework and unprotected electrical wiring. New timber bearers are required installing together with a two sided duct casing, primed prior to fitting and decorated on completion of works.

Living Room

- 4.17** A large open-plan living room is situated to the left hand side of the property, which runs from front to rear. Significant cracking has occurred to the wall and ceiling plaster. The cracking was noted to be in excess of 7mm. Under-pinning cannot be ruled out and will need to be specified by the Borough Structural Engineer. All cracked and defective plaster will require carefully removing to allow for brick stitching to be undertaken and the installation of stainless steel helical bars bedded in resin in accordance with the manufacturer's instructions. All previously removed plaster finishes will require reinstating using a dense waterproof render incorporating SIKa 1 additive and a 3mm gypsum finish to match the existing levels.
- 4.18** There is cracking present to the ceiling plaster. An area of plaster to the rear of the room has collapsed. A band of ceiling plaster to the rear of the room will require carefully removing across the full width of the room to allow for a thorough and detailed inspection of the concealed structural timbers and joist ends. All timbers found to be affected by decay will require replacing with new tannalised timbers. All remaining timbers will require specialist spray treatment to prevent any future outbreak of decay. The ceiling plaster will require reinstating together with a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat prior to the entire rear section of the room being decorated with two full coats of water based emulsion and all woodwork properly abraded and decorated with an oil based undercoat and gloss.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED

- 4.19** The lower section of the left hand side timber French door has completely rotted away. The right hand side door is also suffering from fungal decay and rot. A replacement set of French doors and frame are required installing, primed prior to fitting and decorated on completion of works.

Storage Cupboards

- 4.20** There are three storage cupboards beneath the staircase. The plasterboard soffit beneath the staircase has collapsed. All remaining plaster will require carefully removing, new timber grounds installed and the underside of the staircase re-plastered using a 12.5mm plasterboard and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and two full coats of water based emulsion.
- 4.21** All of the storage cupboards have wet wall plaster present and mould growth. All wet wall plaster will require hacking off to allow for a new horizontal and vertical chemical damp proof course to be inserted under pressure. All previously removed plaster finishes will require reinstating using a dense waterproof render and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.

Separate W.C.

- 4.22** The wall plaster is wet and suffering from mould growth. The moisture reading obtained was 29.8% WME (wood moisture equivalent). All wet wall plaster will require hacking off and a dehumidifier installing to assist in the drying out process of the structure. Once the structure has been thoroughly dried, a new horizontal and vertical chemical damp proof course is required inserting under pressure. All previously removed plaster finishes will require reinstating using a dense waterproof render incorporating SIKa 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.
- 4.23** The timber skirting boards to the perimeter of the room are wet. The moisture reading obtained was 29.6% WME (wood moisture equivalent). All wet timber skirting boards will require removing and replacing with ones of a matching profile, primed prior to fitting and decorating on completion of works.

Rear Elevation

- 4.24** Significant cracking has occurred to the rear elevation wall structure and rendered finishes. Under-pinning cannot be ruled out at this time and will need to be specified by the Borough Structural Engineer. All cracked and defective render will require removing to allow for a thorough and detailed inspection of the concealed brickwork. Stainless steel helical bars bedded in resin are required installing in accordance with the manufacturer's instructions together with all rendered finishes made good using a two-coat render system to match the existing levels. On completion of works all of the rear

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED

elevation render will require decorating with two full coats of smooth white masonry paint.

- 4.25** All of the rear elevation windows and frames are suffering from varying degrees of fungal decay and rot. The windows and frames are beyond economical repair. All of the rear elevation windows will require replacing.
- 4.26** The right hand side brick boundary wall has partially collapsed. All defective brickwork will require carefully toothing out, the wall re-built with matching bricks and pointed on completion of works.
- 4.27** There are several large, mature trees in the rear garden. All of the trees should be pollarded and kept at a manageable height.

Staircase and Landing

- 4.28** Significant cracking has occurred to the staircase walls. The cracking was noted to be in excess of 10mm. Under-pinning is unable to be ruled out and will need to be specified by the Borough Structural Engineer.
- 4.29** All cracked and defective brickwork will require carefully removing to allow for brick stitching to be undertaken together with the installation of stainless steel helical bars bedded in resin in accordance with the manufacturer's instructions. All defective plaster finishes will require reinstating using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.
- 4.30** The staircase wall structure is wet. The moisture reading obtained was 65.7% WME (wood moisture equivalent). The wall plaster and structure is wet due to penetrating dampness, which has been caused by the structural movement allowing wind driven rain to percolate into the structure.
- 4.31** Several of the landing floorboards are split and loose. All defective softwood flooring will require replacing with new floorboards and left secure.

Roof Void

- 4.32** There is only one loft hatch in the property, as previously stated the roof structure is of shallow pitched butterfly construction. Loft hatches will require opening up to both the front left and front right hand side bedrooms to allow for a thorough and detailed inspection of the concealed structural timbers for possible signs of fungal decay and rot. All timbers found to be affected by decay will require replacing with new tannalised timbers.

Rear Left Hand Side Bedroom

- 4.33** The wall plaster is wet and cracked. Super structure repairs are to be specified by the Borough Structural Engineer. All wet wall plaster will require hacking off and reinstating using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED

emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.

- 4.34** The bedroom ceiling plaster is wet. The moisture reading obtained was 24.1% WME (wood moisture equivalent). All wet ceiling plaster will require removing to allow for a thorough and detailed inspection of the concealed structural timbers for possible signs of fungal decay and rot. All timbers found to be affected by decay will require replacing with new tannalised timbers. On completion of works the ceiling plaster will require reinstating together with a 3mm gypsum finish to match the existing levels. Once dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion.

Front Left Hand Side Bedroom

- 4.35** The ceiling plaster is wet. The moisture reading obtained was 44.9% WME (wood moisture equivalent). All wet ceiling plaster will require removing to allow for a thorough and detailed inspection of the concealed structural timbers for possible signs of fungal decay and rot. All timbers affected by decay will require replacing with new tannalised timbers together with the ceiling plaster reinstated and a 3mm gypsum finish applied to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion.

Bathroom

- 4.36** The bathroom door is no longer secured to the frame. I was unable to discuss the cause with [REDACTED]. The bathroom door will require re-hanging and left in working order.
- 4.37** It would appear that the original bathroom has been stripped out and a new replacement bathroom has been partially installed. The wash hand basin and W.C. are in working order however the bath has not been plumbed in and is unable to be used. The only washing facility within the whole property is the bathroom wash hand basin. The bath requires plumbing in together with new framing and moisture resistant acrylic bath panel. All of the wall plaster will require making good and new full height tiling installed above the bath. All of the softwood flooring will require properly securing and over-boarded with 6mm WBP ply and a new impervious non-slip vinyl sheet floor covering installed with welded joints and sealed at the abutments.

Rear Right Hand Side Bedroom

- 4.38** The ceiling and wall plaster are wet due to penetrating dampness. The moisture reading obtained was 100% WME (wood moisture equivalent). Remedial works are required undertaking to ensure the roof covering is repaired and left watertight. All wet wall plaster will require hacking off and reinstating using a dense waterproof render incorporating SIKKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion.

Boiler Cupboard

- 4.39** The wall plaster to the boiler cupboard walls is wet with mould growth present. The moisture reading obtained was 100% WME (wood moisture equivalent). All wet wall

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED

plaster will require hacking off and reinstating using a dense waterproof render incorporating SIKKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.

Front Right Hand Side Bedroom

- 4.40** There is standing water on the tenant's laminate floor. Three containers were present catching dripping water. The laminate floor is damaged beyond repair. All existing laminate flooring will require removing and disposing of. Dehumidifiers are required installing to assist in the drying out process of the structure. A thorough and detailed inspection of the softwood floor covering is required undertaking to establish if there is fungal decay and rot present. All timbers found to be affected by decay will require replacing with new timbers and the entire floor sprayed using a specialised spray treatment to prevent a future outbreak of rot. On completion of works a new laminate floor is required installing of matching colour and quality.
- 4.41** The bedroom ceiling is wet and partially collapsed. There is evidence that previous plaster repairs have been undertaken. The moisture reading obtained was 56% WME (Wood Moisture Equivalent). All wet areas of ceiling plaster will require removing to allow for a thorough and detailed inspection of the concealed structural timbers for possible signs of fungal decay and rot. All timbers found to be affected by decay will require replacing with new treated timbers and all remaining timbers treated with a specialist spray treatment to prevent any future outbreak of rot. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.
- 4.42** The bedroom wall plaster is wet and cracked. Stainless steel helical bars are required inserting, bedding in resin in accordance with the manufacturers instructions. The moisture reading obtained was 31.6% WME (Wood Moisture Equivalent). All wet wall plaster will require hacking off and reinstating using a dense waterproof render incorporating SIKKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry all new plaster will require sealing with one mist coat and decorating with two full coats of water based emulsion. All remaining surfaces affected by mould growth will require treating with RLT Halophane fungicidal treatment and decorating with a mould inhibiting paint.
- 4.43** There is excessive lateral movement to the lower sash allowing draughts to enter the premises. All of the staff beading will require removing and re-fixing to reduce lateral movement together with decorations touched up on completion of works.

Gas Supply

- 4.44** The letter before action from Alexander Shaw Solicitors refers to the lack of space heating and hot water available. The lack of space heating and hot water is due to the gas supply being capped off or being "disced" as it is commonly referred to. [REDACTED]

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

is responsible for having his gas supply reinstated and connected to the premises. Once this has been confirmed a gas safe heating engineer is required appointing to overhaul and repair the wall mounted boiler as found necessary and leave the provision of space heating and hot water in optimal working order.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



PORTERHOUSE LEGAL SURVEYING &
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5 CONCLUSIONS

- 5.1** In my opinion the property is suffering from items of disrepair and for that purpose I have prepared a schedule of disrepair relating to all matters of the landlords repairing responsibilities.
- 5.2** Assuming that the matters of disrepair identified have been brought to the Landlords notice I am of the opinion that the Landlord has failed to repair and maintain the following defects under section 11 of the Landlord and Tenant Act 1985 and/or tenancy agreement and keep in good order: structural movement and cracking; fungal decay and rot to the window frames and sashes; cracked and blistered decorations; detached pedestrian gate; collapsed and missing boundary fence; ill fitting main entrance door; cracked and wet wall structures; wet wall plaster; wet skirting boards; cracked ceiling plaster; presence of mould growth; spoilt decorations; tripped electrical circuits; detached smoke alarm; lack of kitchen units or work surfaces for food preparation; no provision of potable drinking water; exposed electrical wiring; decayed and partially missing French doors; collapsed staircase soffit plaster; partially collapsed and missing right hand side boundary wall; penetrating dampness; rising dampness; loose and split softwood flooring; failure to provide bathing facilities; missing vinyl floor covering; defective wall plaster; water damaged laminate flooring; bowed and partially collapsed ceiling plaster; ill fitting draughty windows.
- 5.3** The property is unfit for habitation. I am of the opinion that all of the repairs identified in the schedule of disrepair are unable to be undertaken with the tenant in occupation and as such a temporary decant will be required.
- 5.4** The landlord should be given two weeks to instruct and mobilise contractors with a further twelve weeks for works to be undertaken and completed including drying times and decorations. The borough structural engineer should be appointed to undertake site investigations including trial pits to establish if tree roots are present or soil desiccation has occurred together with a thorough and detailed CCTV survey of all below ground drainage within the vicinity. The borough structural engineer should be instructed to prepare tender documents for the possibility of underpinning, brick stitching and super structural repairs and the installation of stainless steel helical bars bedded in resin together with rend repairs and follow on decorations.
- 5.5** All of the items of work listed in the schedule of disrepair should be undertaken as soon as reasonably practicable.
- 5.6** The property is suffering from a statutory nuisance. No reports of an infestation were noted or brought to my attention during the inspection.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

- 5.7** In my opinion the property is prejudicial to health within the meaning of section 79 of the Environmental Protection Act 1980.

- 5.8** In my opinion the Landlord is in breach of the duty of care owed by virtue of section 4 of the Defective Premises Act 1972.

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

6 SCHEDULE OF DISREPAIR

	Location	Defect	Remedy	Cost
6.1	Structural Movement and Cracking	The property has suffered from significant structural cracking and movement affecting the front elevation, rear elevation, internal walls and ceilings.	Appoint the borough structural engineer to undertake intrusive site investigations including trial pits for the presence of tree roots and possible soil desiccation. Undertake a thorough and detailed CCTV survey of all below ground drainage within the vicinity. Provisionally allow for underpinning of the structure together with brick stitching and installation of stainless steel helical bars bedded in with resin together with render and pointing repairs and follow on decorations.	£TBA
6.2	Front Elevation	Self seeded vegetation growth on the wall structure.	Remove all self seeded vegetation and kill off root system. Make good rendered finishes and touch up decorations on completion of works.	£100.00
6.3		Fungal decay and rot to the ground floor living room window.	Supply and fit a replacement box frame and sashes complete, primed prior to fitting and decoration on completion of works.	£800.00
6.4		Blistered crack and peeling decorations to all remaining windows.	Erect a safe working platform. Burn off all box frames and sashes. Undertake timber repairs as necessary. Seal all bare timber using an oil based primer and decorate all box frames and sashes using an oil based undercoat and gloss. On completion of works and when dry seal the abutment of the frames using a polysulphide sealant.	£800.00
6.5		Detached pedestrian gate.	Rehang gate and leave in working order.	£60.00
6.6		Partially collapsed missing front boundary fence.	Supply and fit a replacement section of hit and miss fencing and apply two full coats of preservative.	£140.00

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

6.7	Main Entrance	Ill fitting main entrance door that rattles in the frame.	Ease and adjust the main entrance door so that it shuts securely into the frame.	£50.00
6.8	Hallway	Wet wall plaster to the hallway walls with mould growth present.	Hack off all wet wall plaster and install dehumidifiers to assist in the drying out process of the structure. Once the structure has been thoroughly dried install a new horizontal and vertical chemical damp proof course under pressure. Reinstall all previously removed plaster finishes using a dense waterproof render incorporating SIKa 1 additive and 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£2,500.00
6.9		Wet timber skirtings to the perimeter of the room.	Replace all wet timber skirting boards with ones of a matching profile, primed prior to fitting and decorated on completion of works.	£300.00
6.10		Wet wall plaster within the hallway storage cupboards.	Hack off all wet wall plaster and install a new horizontal and vertical chemical damp proof course under pressure. Reinstall all previously removed plaster finishes using a dense waterproof render incorporating SIKa 1 additive and 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£800.00

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

6.11		Collapsed ceiling plaster to the underside of the staircase.	Install new timber battens and a 12.5mm plasterboard and 3mm gypsum finish. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion	£300.00
6.12	Dining Room	Wet and bowed ceiling plaster, presence of mould growth.	Remove all water damaged ceiling plaster and inspect the concealed structural timbers for possible signs of fungal decay and rot. Replace all timbers affected by decay with new tanted timbers. Renew ceiling plaster and apply a 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£800.00 (provisional sum)
6.13		Wet wall plaster to the perimeter of the room.	Hack off all wet areas of wall plaster and install a dehumidifier to assist in the drying out process of the structure. Once the structure has been thoroughly dried install a new horizontal and vertical chemical damp proof course under pressure. Reinstate all previously removed plaster finishes using a dense waterproof render incorporating Sika 1 additive and 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion.	£600.00
6.14	Electrics	MCBs have tripped out to the ground floor power circuits and smoke alarm.	Appoint an NICEIC qualified electrician to undertake a full periodic inspection to the entire electrical installation and provide a detailed report of defects identified.	£250.00 (Report Only)

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

6.15	Kitchen	Wet wall plaster to the perimeter of the room.	Hack off all wet wall plaster and reinstate using a dense waterproof render incorporating SIKA 1 additive and 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion.	£400.00
6.16		All of the kitchen units and work surfaces have been stripped out. No provision of potable drinking water or surfaces for food preparation.	Install a new decent homes kitchen, comprising of wall and base units, work surfaces and ceramic tiling. Level off floor screed and install an impervious non-slip vinyl sheet floor covering with welded joints and sealed at the abutments. Install timber skirting boards, primed prior to fitting and decorated on completion of works. Bring forward all ceiling and wall plaster ready for redecoration and decorate with one mist coat and two full coats of water based emulsion.	£5,500.00
6.17	Living Room	Wet ceiling and wall plaster.	Hack off all wet areas of wall plaster and install a dehumidifier to assist in the drying out process of the structure. Once the structure has been thoroughly dried install a new horizontal and vertical chemical damp proof course under pressure. Reinstate all previously removed plaster finishes using a dense waterproof render incorporating SIKA 1 additive and 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£800.00

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

6.18		French door and frame suffering from fungal decay and rot.	Install new French doors, primed prior to fitting and decorated on completion of works.	£750.00
6.19	Separate W.C.	Wet wall plaster with mould growth present.	Hack off all wet areas of wall plaster and install a dehumidifier to assist in the drying out process of the structure. Once the structure has been thoroughly dried install a new horizontal and vertical chemical damp proof course under pressure. Reinstate all previously removed plaster finishes using a dense waterproof render incorporating SIKA 1 additive and 3mm gypsum finish to match existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£600.00
6.20		Wet timber skirting boards to the perimeter of the room.	Supply and fit replacement timber skirtings of a matching profile, primed prior to fitting and decorate on completion of works.	£100.00
6.21	Rear Elevation	Box frames, seals and sashes suffering from extensive fungal decay and rot.	Replace all rear elevation windows, primed prior to fitting and decorated on completion of works. Make good internal and external plaster and render and touch up decorations on completion of works.	£3,000.00
6.22		Partially collapsed and missing section of the right hand side boundary wall.	Carefully demolish brickwork and tooth out. Rebuild with matching bricks and point on completion of works.	£400.00
6.23		Overgrown mature trees.	Arrange for all mature trees to be pollarded and kept at a manageable height.	£600.00
6.24	Landing and Staircase	Cracked, wet and perished wall plaster.	Hack off and replace all cracked, defective and perished wall plaster as part of the super	

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

			structural repairs to be specified by the borough structural engineer. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£TBA
6.25		Cracked and loose softwood flooring.	Replace all defective floorboards and leave secure.	£100.00
6.26	Rear Left Hand Side Bedroom	Cracked and wet wall plaster with mould growth present.	Hack off all wet areas of wall plaster, undertake super structure repairs to be specified by the Borough Structural Engineer. Make good plaster finishes using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. Seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£TBA
6.27		Wet area of ceiling plaster with mould growth present.	Open up ceiling plaster and inspect all concealed structural timbers for possible signs of fungal decay and rot. Replace all timbers affected by decay with new tannalised timbers and undertake specialist spray treatment to prevent any future outbreak. Reinstall ceiling plaster and apply a 3mm gypsum finish to match the existing levels. Seal all new plaster with one mist coat and decorate with two full coats of water based emulsion.	£1,000.00 (Provisional Sum)
6.28		Wet ceiling plaster with mould growth present.	Remove wet area of ceiling plaster and undertake a thorough and detailed inspection	

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

	Front Left Hand Side Bedroom		of the concealed structural timbers for possible signs of fungal decay and rot. Replace all timbers affected by decay with new tannalised timbers, reinstate ceiling plaster and apply a 3mm gypsum finish to match the existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion.	£1,000.00 (Provisional Sum)
6.29	Bathroom	The bath has not been plumbed in. Wall plaster and ceramic tiling has been hacked off. No bath framing or flooring installed.	Complete fitting of the bathroom installation, make good wall plaster and install full height and full width ceramic tiling above the bath. Grout tiles using a mould resistant grout and seal the abutments using a mould resistant sealant. Install bath framing and moisture resistant acrylic bath panel and secure with cups and screws for future maintenance. Over-board floor with 6mm WBP ply and install an impervious, non-slip vinyl sheet floorcovering with welded joints and sealed at the abutments.	£2,500.00
6.30		Ply flush door is no longer secured to the frame.	Re-hang bathroom door and leave in working order. Touch up decorations on completion of works.	£80.00
6.31	Rear Right Hand Side Bedroom	Wet wall plaster above the head of the window.	Hack off all wet wall plaster and reinstate using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion.	£200.00
6.32	Boiler Cupboard	Wet wall plaster to the Boiler Room walls.	Hack off all wet wall plaster and reinstate using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion	

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

			of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£600.00
6.33	Front Right Hand Side Bedroom	Water damaged laminate flooring, possible fungal decay and rot to the concealed softwood flooring.	Remove and dispose of all laminate flooring, inspect softwood flooring for signs of fungal decay and rot. Replace all timbers affected by decay and undertake specialist spray treatment to all remaining timbers to prevent future outbreak. Install a replacement laminate floor of matching colour and quality.	£1,000.00 (Provisional Sum)
6.34		Water damaged, bowed ceiling plaster.	Remove all water damaged ceiling plaster and inspect the concealed structural timbers for possible signs of fungal decay and rot. Replace all timbers affected by decay with new tannalised timbers, undertake specialist spray treatment to all remaining timbers to prevent future outbreak. Renew ceiling plaster and apply a 3mm gypsum finish to match the existing levels. On completion of works and when dry seal all new plaster with one mist coat and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	£1,000.00 (Provisional Sum)
6.35		Wet wall plaster with mould growth present.	Hack of all wet wall plaster and reinstate using a dense waterproof render incorporating SIKA 1 additive and a 3mm gypsum finish to match the existing levels. On completion of works and when dry seal all new plaster with one mist coat	£800.00

Inspection and Report

123 Knight's Hill, West Norwood, London SE27 0SP



**PORTERHOUSE LEGAL SURVEYING &
CONSULTANCY SERVICES LIMITED**

			and decorate with two full coats of water based emulsion. Treat all remaining surfaces affected by mould growth with RLT Halophane fungicidal treatment and decorate with a mould inhibiting paint.	
6.36		Excessive lateral movement to the lower sliding sash.	Remove and re-fix staff beading to reduce lateral movement and touch up decorations on completion of works.	£50.00
6.37	Roof Covering	Penetrating dampness affecting the front right hand side, front left hand side and rear left hand side bedrooms.	Erect a safe working platform, undertake a thorough and detailed inspection of the roof covering and weathering details and provide a detailed report of remedial works identified. Undertake such works as found necessary to ensure the roof structure and weathering details are repaired and left watertight.	£250.00 (Report Only)
6.38	Space Heating and Hot Water	No provision of space heating and hot water due to a lack of gas supply.	Tenant is to arrange for the gas supply to be reinstated, appoint a gas safe heating engineer to inspect and overhaul the wall mounted boiler and undertake remedial works as found necessary to ensure the provision of space heating and hot water is left in optimal working order.	£300.00 (Provisional Sum)
	Total for repairs			£28,530.00 +VAT