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Condition Report Following Water Damage

**Property Address: 9 South Terrace,
Littlehampton BN17 5NZ**



Inspection Dates: 31st January 2020 and 07th February 2020

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A. Introduction to the Report

I have been asked to inspect and report on the condition of 9 South Terrace following damage by ingress of water from the roof. The following report fully describes the building, describes the extent of floor damage, and then is annotated in attached drawings.

B. About the Inspection

The inspection carried out was a visual one, with the aid of a damp meter and camera for the attached photographs. Limited access was available into the roof void, and the scaffolding was inadequate for an external inspection. All external observations therefore are as made from Ground Level. No specialist survey work, eg asbestos, has been carried out. This report does not constitute any form of Schedule of Works.

C. About the Property

The property 9 South Terrace is a Grade II Listed Town House of brick under a double pitched, slated roof with front and rear parapets. There is a valley running East to West in the centre of the building.

The building is from the late C18/early C19. There are 3 storeys, attic and basement.

At the front there are 2 windows, 2 opening French doors with fanlights over and 1 flat roofed dormer. To the rear there is a dormer, and sliding sash windows.

Brickwork was originally grey headers on ground floor and red brick with grey headers above, but now painted. There is a modillion cornice and parapet at eaves level and canted bay of 3 windows on the ground floor. There are blind windows between Nos 9 and 10.

There are later hooded balconies at 1st floor, timber with felted roof finish and with part glazed privacy screens. It is supported on cast iron columns.

There is a round headed doorway with semi-circular fanlight. There are 2 extensions to the rear, of two and one storey, respectively. Here the construction is of flint cobbles with brick dressings, in part painted.

D. Outside the Property

To the front there is a small paved area behind wrought iron railings and 4no. stone steps from the pavement to the front door.

To the rear there is a path leading from the rear gate, important original flint walls, a lawned garden and attractive workshop outbuilding.

Rainwater Goods: The main roof rainwater to the front parapet is transferred to the rear by a gulley connecting by the internal channel already described to the rear parapet. The front balcony, only, has gutters and downpipes to ground level.

There is a valley in the main roof, the rainwater outlet of which is in the rear (North) roof slope near the west end, with a connecting internal channel.

The downpipes all connect from this system by way of 2no. hopper heads.

E. Inside the Property

Walls: Internally the walls comprise masonry external and party walls, with a mixture of structural studwork and masonry partition walls. The finishes include period plaster, modern plaster and the attic rooms are formed largely out of plasterboard partitions and modern joinery.

Floors: The floors throughout are of timber structure, with timber boarding, modern and period and some modern finishes over, in places.

In the attic room there is a lead internal rainwater channel, which connects eaves rainwater drainage from the back and front of the building. This is covered by plywood screwed down over it at a level above the finished floor.

Ceilings: The ceilings are a mixture of lath and plaster, and modern plasterboard with plastering finish and decorated. There are some textured ceiling finishes. Some of the ceilings were already removed at inspection.

Windows: There is a steel casement window with two opening outer casements and opening fanlights in the front attic room. There is a sliding sash window in the rear attic room.

Elsewhere there are a mixture of timber sliding sash windows and casements, some replaced and on the ground floor original in a bay as described.

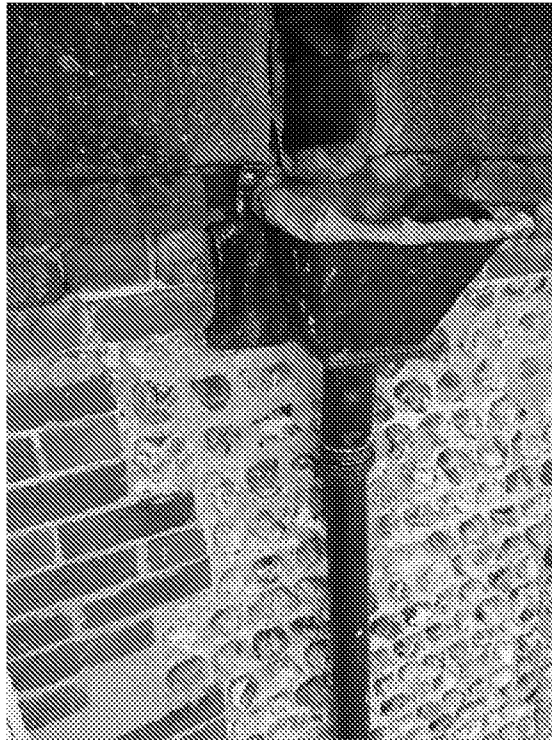
On the stairs there is a centre pivot timber window. At first floor level there is a window which appears to be an enclosed earlier door opening.

F. Overall Assessment and summary of the condition.

The building has been the subject of extensive water ingress from the roof earlier in the year. This appears to have occurred from the valley between the two pitched roofs. There is resultant damage and mould which has formed on 3 floors and within the roof space. Much of the damaged furniture and finishes have been removed prior to my inspection.

As described above, the method in which the valley rainwater discharges is through an internal channel in the roof void to an outlet in the rear roof slope and then subsequently joins the rear parapet rainwater at a hopper head. See below;





Internally

Ceilings: There are ceilings of lath and plaster and of modern plasterboard, as described. Water damage has resulted in the collapse of some ceiling finishes. Some removal works has occurred prior to my inspection.

There is considerable mould and damage to the structure and fabric of the building. All finishes should be removed, further drying out confirmed to be sufficient, and repair either by patch repair to lath and plaster or re- boarding and plastering.

The detail of the repair will be the subject of a Listed Building Consent, and the locations are denoted on the attached drawing.

Attic Rooms





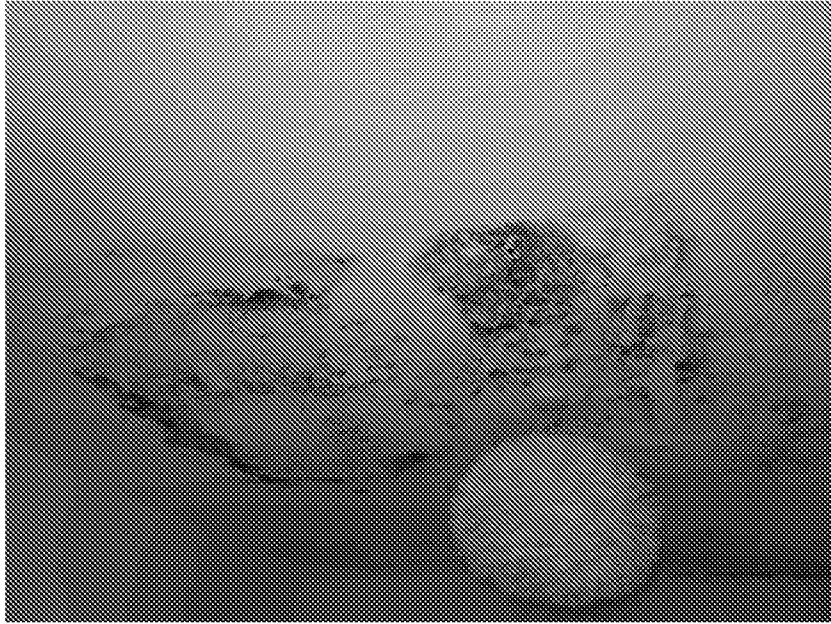




First Floor







Walls: The walls are of masonry and structural studwork with lath and plaster and modern plasterboard, as described. Water damage has resulted in damage to all plaster and papered wall finishes in areas denoted on drawings. Some removal works have occurred prior to my inspection.

There is considerable mould and damage to the structure and fabric of the walls. All finishes should be removed, further drying out confirmed to be sufficient, and repair either by patch repair to lath and plaster or re-boarding and plastering.

The detail of the repair will be the subject of a Listed Building Consent, and the locations are denoted on the attached drawing.

Attic





First Floor





Floors: The floors comprise softwood joists, mostly dating from the construction of the building. These are then finished with, mostly, period boarding fixed with blacksmiths nails. Damaged carpets had been removed, although the full, necessary extent of this has not been confirmed.

Much of the boarding, especially around the areas where water has penetrated from the Spine wall, are badly stained, damaged and will require removal and repair or replacement.

Any tiled or overboarded floors such as the Shower Room and Living Room will need to be removed for drying out beneath and repaired/replaced.

2nd Floor



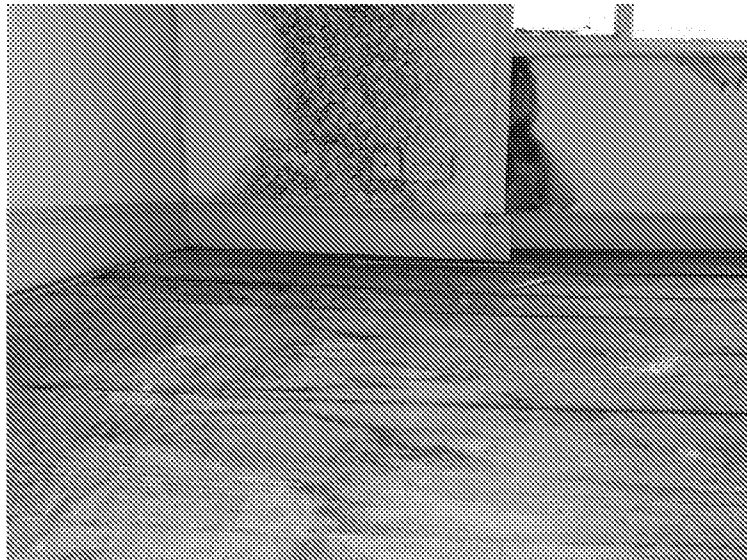
Overboarded modern floor finish



1st Floor







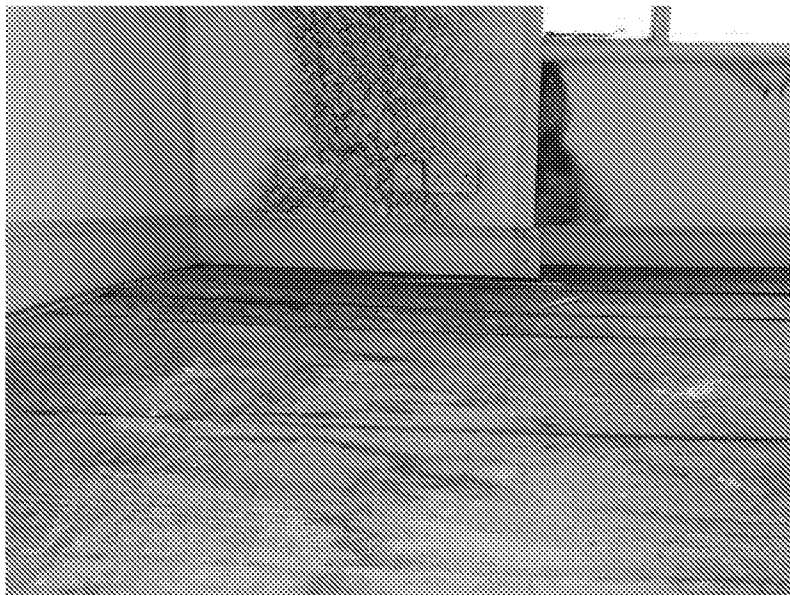


Water Channel

There is a lead channel that connects the parapet rainwater at the front (South) of the building to the downpipes at the rear, by a hopper head. This was uncovered, the plywood covers being removed, and appears to be clear and able to flow freely.

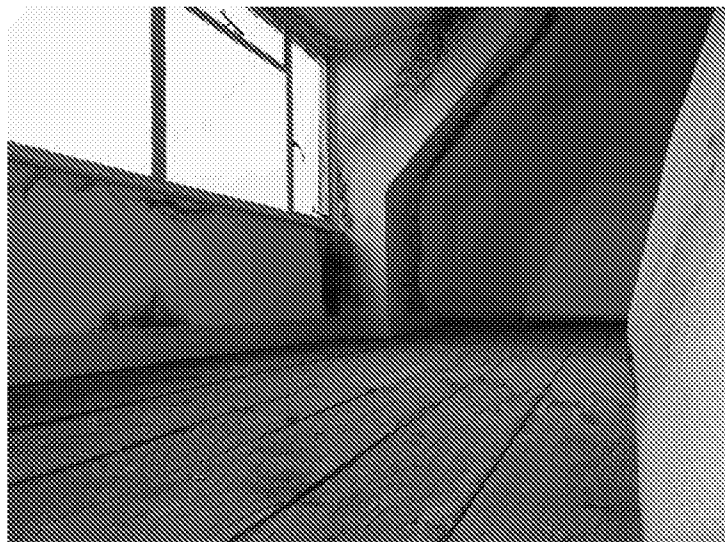


Floor undulating and water stained





2nd Floor boarding and walls



Original boarding



Wiring

It is assumed that all electrical wiring has been isolated in the affected areas, and will be the subject of repair or replacement during the course of the rectification works. This will be controllable under Building Regulations and need to be carried out by a qualified electrician.

G. Regulatory Matters

9 South Terrace, as already described is a Grade II listed building. There is a variety of repair work that will require replacement of both period techniques, such as patch repairs to lath and plaster, together with replacement of plasterboard works that may or may not be authorised under earlier conversion work. These will all need to be the subject of a Listed Building Consent application and negotiation with the Local Planning Authority.

Some of the work is of a structural nature and involves the replacement of insulation. Items of structure and replacement insulation fall within the control of the Building Regulations and therefore these matters, together with other requirements will be needed to be approved under a Building Regulations Submission. And subsequently inspected and approved, stage by stage, by a Building Control Officer during the course of works.

Due to the age of the building a full HSG264 Asbestos and Anthrax Survey will be required.

H. Summary

Areas of damage are indicated on the attached drawing no 201847/02 together with the immediately adjoining areas that may have been affected.

The intention is to initially show the areas of damage and those of possible damage.

These will be the subject of a full Schedule of Works together with the relevant permissions mentioned above.

I. Weather Conditions

It was windy, overcast with heavy drizzle at the time of inspection.

J. Status of Property at time of Inspection

The building was not capable of being occupied, and empty of furniture and fittings in all affected areas.

Andrew Fuller FRICS 6th February 2020