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BUILDING SURVEY

CONCERNING:

**25 HAM FARM ROAD
RICHMOND
SURREY
TW10 5NA**

PREPARED FOR:

Mr B Tkacz
26 Barnfield Avenue
Kingston-Upon-Thames
KT2 5RE

DATE OF SURVEY INSPECTION:

24th June 2021

1.00 SURVEY LIMITATIONS AND PARAMETERS

- 1.01 The presence of securely fitted floor finishes, including tile, carpet, sheet vinyl and natural stone/terrazzo prevented the surveyor's direct inspection of the floor surfaces and substrate below. Any attempt made to lift these floor finishes would have resulted in significant disruption to the interior and irreparable damage. For these reasons no invasive work of this nature was carried out.
- 1.02 Internal wall, ceiling and partition plaster has not been hacked off to determine the nature and condition of the substrate surfaces behind.
- 1.03 The service installations including, electricity, plumbing, drainage, etc. have not been tested or inspected in detail – only general comments have been included in this report regarding the overall design and condition of the building services.
- 1.04 The roof space void to the property has not been inspected as no access facilities were available. The nature and condition of the supporting timbers therefore remains unknown save for where these are exposed in the hall suspended ceiling void later discussed in this report.
- 1.05 Whilst the property was vacant at the time of inspection, the surveyor's inspection of all walls, partitions, floors and some ceilings was impeded by the presence of fitted furniture, cabinets, radiators, etc. These components were not disturbed or removed as this would have resulted in irreparable damage.
- 1.06 The main walls and roof areas have been inspected from ground level and with the use of a surveyor's 3.8-metre high ladder. The roof surfaces were directly examined and trafficked.
- 1.07 Areas of external wall hidden by Ivy and other similar vegetation creeper have not been inspected.
- 1.08 No geotechnical investigation has been carried out save for an examination of the British Geological Survey Map Extract contained in Appendix C.
- 1.09 Details relating to the property's tenure, including an appraisal of Land Registry documents, title plans, etc. has not been carried out. This service may be carried out under separate extended instructions if required once documentation is provided.
- 1.10 Statutory consents, including Planning Permission, Building Regulation consent, etc. associated with the property's construction have not been examined. This service may be

carried out under separate extended instructions if required once documentation is provided.

- 1.11 Construction drawings, plans and other structural technical details associated with the property's construction and extension have not been examined. This service may be carried out under separate extended instructions if required once documentation is provided.
- 1.12 This report should be read in conjunction with photographs contained in Appendix A. Photographic file names referred to in the report narrative are printed at the bottom of each photograph.

2.00 INTRODUCTION

2.01 The subject property is a detached single storey bungalow private house located on the south-western side of Ham Farm Road in a predominantly good quality residential neighbourhood within the district of Richmond, Surrey. Cross refer to the location plan below.



Ordnance Survey Location Plan (not to scale)



Aerial Image of property

- 2.02 The front-north-east facing façade to the property is illustrated in photograph 0847.
- 2.03 It is estimated that the property was constructed during the late 1950's judging from the style and configuration of construction. It is possible that the property was architect designed judging from its style and architectural character.
- 2.04 The main external walls to the property are composed of a combination of brickwork faced cavity construction and timber framed construction. The roof to the north-eastern front portion of the property is composed of a shallow mono-pitched timber framed structure overlaid with sheet copper. To the rear, the roof surfaces are flat covered with an asphalt waterproofing membrane later discussed in this report. The construction incorporates a gazebo that protrudes from the rear extension and an outrigger conservatory extension at the southern corner of the property.
- 2.05 The property is located on a level site and should not be abnormally susceptible to structural damage arising from landslip or other similar major ground movements.
- 2.06 With reference to the British Geological Survey Map Extract contained in Appendix C, the property is sited on London Clay formation supporting subsoil comprising clay and silt. This type of subsoil has the ability to change volume in response to changes in moisture content. Such changes which may induce problems of subsidence and heave may be generated by

the close proximity of mature trees, broken drains, broken water mains, changes in subterranean water level, long dry summers, etc. These subsoil characteristics are not specific to the subject site but are widespread throughout Greater London and the Richmond District.

2.07 Within the rear garden space close to the right-hand north-western boundary with No. 23, there is a mature Weeping Willow tree. This is within a distance of approximately 10 m from the rear wall to the property and is at risk of causing structural damage to the same, consequential to subsidence. Willows have a notoriety for causing structural damage on account of their very high water demand and extensive root system. Further professional advice from a arboriculturist is recommended in respect of tree management so as to minimise the risk of structural damage to the property. As later discussed in this report, there is evidence of some substructural movement that is most likely due to the close proximity of this willow.

2.08 Although the property is located close to the River Thames positioned to the south-west of the property, this is not within a known flood zone. Cross-refer to the Flood Plain Map in Appendix B.

2.09 The property's accommodation comprises the following:

- South-west main rear extension living space - photographs 0848 and 0849
- Outrigger 'conservatory room
- Entrance hall - photographs 0850 and 0851
- Entrance porch - photograph 0852
- Kitchen - photograph 0853
- Utility area - photograph 0854
- Lobby/hall - photograph 0855
- Shower lobby - photograph 0856
- W.C./cloakroom - photograph 0857
- Family bath/shower room - photographs 0858 and 0859
- Bedroom 1 - photographs 0860 and 0861
- Centre rear bedroom 2 - photographs 0862, 0863 and 0864
- Bedroom 3 - photographs 0865
- Exterior separate double garage - photographs 0866 and 0867
- External store appurtenant to garage - photograph 0868

- 2.10 To the rear south-west of the property, there is a private rear garden space comprising an enclosed patio area (photograph 0869) and a main rear garden area comprising lawn and paved area (photographs 0870 and 0871). At the rear end of the garden there is a detached store room, the interior and exterior of which is illustrated in photographs 0871 and 0872 respectively.
- 2.11 To the front of the property, there is a front garden area comprising a paved driveway, entrance path and lawn area. See photograph 0873.

3.00 MAIN WALLS

- 3.01 As stated above, the main walls to the property are composed of brickwork faced cavity construction. The inner construction leaf is likely to be composed of concrete blockwork with metal wall ties binding the inner and outer leaves together.
- 3.02 Portions of the exterior wall are overclad in varnished timber boarding and clay hung tiling as a means of external weathering and decorative architectural treatment. The aesthetic merits of this are questionable.
- 3.03 The depth and form of the property's foundations is unknown. These should be of a suitably robust form taking account of the close proximity of the Willow tree in the south-western rear garden close to the No. 23 boundary referred in 2.07 above. It is emphasised that the close proximity of this tree may cause subsidence damage to the property on account of its extensive tree root system, very high water demand and the high plasticity nature of the supporting London clay subsoil likely to be present.
- 3.04 The means of structural support provided above structural openings is unknown as the method of support is concealed both internally and externally. It is anticipated that steel lintel beams have been installed. At the time when the property was built, most steel lintel beams were not of a galvanised nature and have a propensity to corrode risking diminution in support.
- 3.05 The external wall structures to the property are in only fair condition. Due to the effects of ground movement most likely on the account of the close proximity of the Willow tree referred to above, there is fracturing present in the walls below the front right-hand window illustrated in photograph 0874. The brick jointing and pointing to the footing brickwork close to ground level is also eroded and in a partially decayed condition. Cross-refer to photograph 0875. It is likely that this damage may progress in the future.
- 3.06 The thermal performance of the exterior walls is likely to be unsatisfactory. Whilst no direct invasive investigation has been carried out, it is considered likely that the walls do not possess any thermal lagging in the cavity between the inner and out leaves of construction and accordingly will be thermally inefficient in comparative terms, necessitating excessive energy consumption.
- 3.07 The slender timber frame construction incorporating large glazed areas typically illustrated in photographs 0876, 0877 and 0878 are again unlikely to be thermally efficient causing not only significant heat loss but also excessive heat gain. The glazed areas later discussed in this report are of a single glazed nature only.

- 3.08 To the left-hand south-eastern flank of the property close to the No. 27 boundary, there is a protruding outrigger conservatory extension supported by an unusual form of cantilever construction. The masonry projecting elements are separating and are open jointed symptomatic of corrosion and deficiencies in support/restraint. See photographs 0879 and 0880. These areas require further investigation with a view to implementing structural repair and re-support/restraint following further professional advice.
- 3.09 The external boarded elements of construction are in poor condition, being open jointed and partially rotted. Cross refer to photograph 0881. Complete renovation or replacement with suitable timber boarding or other appropriate cladding is recommended.
- 3.10 An area of brickwork supporting a covered glazed area close to the utility room and garage doorway, the brickwork is structurally fractured and weakened due to inadequate lateral restraint and the effects of general weathering. Cross-refer to photograph 0882. This brickwork requires reconstruction to match existing.
- 3.11 On the rear south-western façade to bedroom 1 close to the French doors, the brickwork is eroded and fractures at high level. This is structurally unsatisfactory and requires structural repair to match existing as illustrated in photograph 0883.

4.00 ROOVES

4.01 NORTH EAST PITCHED ROOF

With reference to photographs 0884 - 0887, the north-east pitched roof is a shallow mono-pitched structure overlaid with sheet copper roofing that would appear to form part of the original construction. The supporting substrate is composed of wood wool/compressed straw slabs overlaying a shallow pitch timber framed structure. The latter has not been inspected in detail on account of survey limitations.

The copper roof coverings are aged and reaching the end of their lifespan. On detailed examination the copper sheet was found to be embrittled and deformed especially at the eaves of the roof. Cross-refer to photographs 0887, 0895 -0897. In particular, photograph 0886 illustrates excessive unevenness in the copper roofing symptomatic of the effects of thermal movement and associated stress. These roof finishes have reached the end of their lifespan.

Since the roof surfaces were directly trafficked, significant flexure was detected underfoot. Whilst it does not appear to be the result of shortcomings in the timber framed rafter structure, the source of movement appears to be the result of degradation of the wood wool/compressed straw/decking located below the sheet copper roof membrane. Properties that utilise this form of roof construction often suffer from problems of interstitial condensation that causes moisture vapour to condense on the underside of the copper roofing due to the absence of an effective vapour barrier and thermal lagging. This in turn causes the wood wool/compressed straw slabs to degrade and disintegrate since the wood wool/compressed straw slabs are bound using a cementitious mix that deteriorates when moist. Consequentially, the wood wool/compressed straw slab decking requires replacement which in turn necessitates replacement of the copper roofing.

It naturally follows that when this work is carried out, the exposed roof structure should be examined when the timber members are exposed since there is a risk that the moisture caused by interstitial condensation may have adversely affected the supporting timbers.

When replacing the roof finishes, there is a mandatory need to comply with Part L of the Building Regulations by upgrading the thermal performance of the roof to meet current Building Regulation standards since the existing roof decking and roof covering constitute a thermal element referred to in Approved Document L.

4.02 CHIMNEY STACKS

With reference to photographs 0891 and 0893, the chimney stacks are in serviceable and satisfactory condition.

4.03 REAR ADDITION, GAZEBO AND GARAGE FLAT ROOF AREAS

The external weathering membrane is composed of felt overlaying mastic asphalt. This is in a severely distressed and defective condition, being heavily blistered. Cross-refer to photographs 0892 – 0894 and 0894. The roof covering requires complete replacement as its lifespan has now expired. Again, the replacement to the roof finish necessitates compliance with approved document L of the Building Regulations.

Taking account of the extent of blistering present in the roof finish, it is likely that the supporting deck substrate is in a distressed condition. It is most likely that this is composed of cementitious wood wool/compressed straw slabs matching the main roof and therefore the decking is likely to be in a damaged and unsatisfactory condition. The blistering sustained to the membrane is the result of trapped moisture vapour and therefore degradation caused by interstitial condensation is likely to be prevalent once the supporting decking is exposed.

As before, the supporting joist structure to the flat roof areas should be fully inspected when the roof finishes and decking are replaced.

4.04 ROOF JOINERY

The fascia boards provided around the perimeter of the main roof are of painted timber construction. With reference to photographs 0801, 0903 and 0904, these are in a distressed and unsatisfactory condition, requiring major overhauling or alternatively complete replacement.

4.05 ROOF SPACE CROSS VENTILATION

As discussed above, the roof space void does not appear to be cross ventilated and consequentially interstitial condensation is likely to occur within the void area on the underside of the roof membrane. It is strongly recommended that better roof space cross ventilation is provided.

4.06 **GLAZED ROOF**

To the left-hand flank of the property in the vicinity of the garage and utility room doorways, there is a glazed roof comprising timber glazing bars supporting Georgian wired cast glass glazing. These components are in only fair condition with dilapidation present to the glazing- bars resulting from timber decay and flawed architectural detailing. The glazed roof requires general renovation and repair or alternatively complete replacement to a modern specification that will minimise future maintenance liability. See photograph 0898.

4.07 **RAINWATER PLUMBING**

The eaves gutters to the property are composed of uPVC. Due to deficient falls and adjustment, these are choked with vegetation debris and mulch. Cross-refer to photographs 0895 and 0897. On account of the age of some components to the main pitched roof, the guttering is embrittled and near the end of its lifespan. Other elements to the rear of the property are in better overall condition and are regarded as serviceable. However, on account of the decayed condition of the fascia boards to which the gutters are fixed, the guttering will need to be dismantled and refixed to facilitate overhauling and repair to the fascia boards as recommended above.

The downpipes are of uPVC construction. Generally, these are serviceable.

The downpipe screw fixings are of steel construction and are corroding with age and will necessitate replacement within the foreseeable future.

Many of the rainwater disposal components utilise self-coloured uPVC. On account of their age, these have become discoloured embrittled and faded which is regarded as cosmetically unsatisfactory.

5.00 EXTERNAL AREAS

5.01 REAR OUTBUILDING

At the south-western end of the rear garden space, there is a flat roof covered rear outbuilding composed of masonry external walls, timber framed single glazed fenestration and a flat roof covered with built-up layers of bitumen felt overlaying a joisted timber structure. The nature and form of the foundations supporting the main walls is unknown. The interior floor however is of mass concrete construction and appears to be a ground bearing slab.

With reference to photographs 0927 - 0929, the built-up felt roof finish is in a distressed and wholly defective condition necessitating its replacement. The perforate condition of the roof finish has most likely resulted in water seepage into the structure that should be fully investigated since this may significantly increase the risk of timber decay (photograph 0925).

The external walls to the outbuilding are of masonry construction and regarded as being in generally serviceable condition.

The timber fascia boards to the outbuilding at the outer perimeter of the main roof are aged and distressed.

On each flank of the outbuilding, there are vertical projections to the main flank enclosing walls. These parapet structures are decayed and in mediocre/poor condition, requiring partial rebuilding, renovation and repair. Cross-refer to photographs 0928 and 0929.

The outbuilding floor structure illustrated is in serviceable condition.

The fenestration to the outbuilding is in mediocre condition with reference to photograph 0930. The components have deteriorated and partially rotted with age. Single glazing has been installed which is thermally inefficient and will cause significant heat loss/gain as well as an increased propensity to condensation.

The remainder of the structure to the outbuilding is regarded as satisfactory. The remote south-western façade of the structure however has not been inspected as this area was inaccessible.

5.02 REAR GARDEN SPACE INCLUDING SIDE PATHWAYS ALONGSIDE PROPERTY

The garden space has not been maintained for some time and accordingly is overgrown. There is no visible evidence of Japanese Knotweed infestation.

The rear garden space is in two principal parts:

- The principal rear garden space including the lawn area and
- A patio terrace to the north-eastern side of a projecting covered raised gazebo.

The boundary wall on the No. 27 south-eastern side of the property with reference to photographs 0920 and 0923 is in a distressed and damaged condition, requiring partial rebuilding.

The paved patio terrace and pathways are substantially weed ridden with reference to photographs 0919, 0921, and 0922 requires major renovation and repair. Surface water drainage facilities should also be improved since these are regarded as lacking and may cause localised ponding or inundation during times of heavy rain or storm. This as presently caused extensive moss growth over the paving surface which is regarded as a pedestrian hazard.

Other boundary features to the garden space are regarded as being satisfactory albeit poorly maintained and in a partially dilapidated condition. General renovation and repair are recommended as an integral part of an upgrade to external landscaping.

The raised masonry dais to the gazebo area separating the terrace from the main rear garden space is fractured. The granolithic finish is damaged as illustrated in photograph 0918. It is likely that this fracturing has been precipitated by ground movement caused by the close proximity of the mature Willow tree referred to in 2.07 above. It is likely that this damage will be progressive.

The gazebo is supported by two tubular steel stanchions. The upper extremity to these is corroded and requires repair (photograph 0904).

The paved concrete path areas along the left-hand south-eastern flank (photograph 0921) are in fair condition. The concrete surfaces are generally irregular but nevertheless serviceable. Surface water drainage facilities are however lacking and here it is suspected that ponding occurs during prolonged wet weather or storm. Upgrading to surface water drainage is accordingly recommended.

5.03 FRONT GARDEN AND DRIVEWAY

The left-hand side of the driveway has been covered in polished stone sets in a tradition style. However, on account of inadequate founding. The surfaces are substantially irregular and settled. It is likely that this condition has precipitated ponding of the surfaces during prolonged wet weather since there is clear visible evidence of silt and detritus often associated with ponded areas. Extensive renovation and repair to the paved areas is therefore required to alleviate this problem. Cross-refer to photographs 0931, 0932, 0933 and 0936.

There is one surface water gulley drain provided to the front north-eastern end of the driveway. This is regarded as inadequate to drain the entirety of the front garden space and therefore the provision of additional surface water drainage is considered necessary.

The flank gate to the left-hand side abutting the No. 25 Ham Farm Road boundary wall is of timber framed construction and regarded as serviceable subject to the need for general overhauling, maintenance and redecoration.

The remainder of the front garden space is heavily overgrown and unmaintained. Along the right-hand No. 23 boundary, there is a row of conifers. The exact position of boundary demarcation is unclear and should be confirmed by direct enquiry and liaison with neighbouring owners.

6.00 FENESTRATION

6.01 WINDOWS

The windows are composed of single glazed stained and painted softwood and steel "Crittall" framed components (photograph 0905). The steel framed windows are likely to date back to the property's original construction. Most have been paint sealed shut and are unserviceable incapable of operation. The components are also excessively stiff consequential to their age and require major renovation or complete replacement. Since this type of window does not incorporate thermal break or any thermal insulation provision, these are inherently susceptible to condensation and are regarded as unsatisfactory in a modern environment. Further, their condition is mediocre. The glazing putties are partially decayed with age (photograph 0906).

The timber framed fenestration utilises unreinforced (un-tempered glass) that is regarded as hazardous and contrary to the requirements of Approved Document K of the Building Regulations. Further, the presence of single glazing is regarded as unsatisfactory from a thermal efficiency perspective causing excessive heat loss as well as increased condensation risk. The frame components are also in a mediocre condition with parted joints and visible evidence of decay on account of the age of the components.

The exterior doors are similarly of poor specification and regarded as unsatisfactory. Single glazing has been used and does not appear to be of a safety type. Some timber decay has become established at component joints which have parted. Cross refer to photograph 0907.

The garage synthetic roller door is in serviceable order and is relatively new. This, however, was not operated as the door was locked.

Taking all factors into account, there is an essential need for the fenestration to the property to be replaced (save for the garage door). This is no longer regarded as serviceable or capable of renovation to meet modern day standards of safety, amenity and thermal performance/energy efficiency.

7.00 INTERIOR

7.01 DAMPNESS

A physical damp course composed of bitumen-based material can be seen in the main walls to the property built into the outer brickwork leaf (photograph 0975). It has not been possible to identify the presence of a damp proof course in the inner leaf of construction that is likely to be composed of concrete blockwork or similar.

Moisture meter tests were carried out extensively throughout the property to all accessible habitable areas/surfaces. This yielded high levels of moisture and dampness in the utility room and in the main living space illustrated in photographs 0914 and 0934 respectively. Elsewhere patches of dampness were recorded to the internal wall surfaces throughout the majority of the property. It would therefore appear that there is a shortcoming/deficiency in the damp coursing to the property which requires further investigation. It is most likely that a programme of comprehensive damp proofing will be required utilising either dry lining techniques or similar since a chemically injected damp course is commonly unsuccessful in concrete blockwork structures.

Moisture meter tests were also carried out to the solid floor construction throughout the property. High levels of moisture were recorded in the utility room (photograph 0914) and rear living room (photograph 0935) and has caused the carpet finishes to become stained. The reason for this damp penetration requires further investigation. It is likely that this is the result of a shortcoming or defect in the damp proof membrane that should exist within the floor construction. In this type and age of property, the damp proof membrane is composed of painted bitumen which can become defective with age. Accordingly, it will be necessary to implement repairs to the damp proof membrane involving hacking up of the interior screed finish.

7.02 TIMBER DECAY

Whilst no timber decay (wood boring insect or fungal attack) was recorded, it is possible that there may be timber decay affecting the roof support timbers on account of interstitial condensation discussed in 4.01 above. Invasive investigation is recommended to establish and verify that the timbers are in satisfactory condition. Any defective components will need to be replaced and timbers suitably chemically treated to arrest further decay.

7.03 PARTITIONS

The interior partitions to the property are composed of a combination of timber stud frame and masonry concrete blockwork. Minor cracks are present, none of which give cause for concern from a structural perspective.

7.04 PLASTER

The interior plaster finishes are in a mediocre condition, being scarred by dampness penetration and general dilapidation. A programme of comprehensive plaster repair is required throughout the property to walls, ceilings and partitions to achieve a satisfactory cosmetic standard of finish. Where plaster is defective, this will need to be replaced and to comply with the requirements of approved document L of the Building Regulations, some thermal plasterboard will be required.

7.05 SUSPENDED CEILING

A lightweight suspended ceiling has been provided to the lobby hallway illustrated in photograph 0855. This is dilapidated but of no structural consequence.

7.06 VENTILATION

The property does not include adequate permanent and mechanical ventilation for the purpose of dissipating moisture laden air generated by living activities. There are no external air vents or mechanical vents provided to bathrooms. It is therefore recommended that air vents are installed, together with mechanical extraction to kitchens and bathrooms.

7.07 FIXTURES AND FITTINGS

These are dated in appearance and are in generally mediocre condition. A detailed study has not been carried out as this is of no major consequence.

7.08 CHIMNEY BREASTS AND FLUES

The chimney stacks as stated in 4.02 above are in satisfactory condition. The chimney flues appear to be formed in precast concrete flue components and are satisfactory. The chimney breast structures are stable and exhibit no visible evidence of movement or distress.

7.09 **ASBESTOS**

The ceiling to the garage is composed of a cementitious board strongly resembling asbestos cement (photographs 0908 0909 and 0913. The latter is known to be hazardous to health and accordingly further specialist testing is recommended to establish its exact identity. If proven to be asbestos (likely), its replacement by a licensed specialist is recommended since this may release free asbestos fibres into the atmosphere of the outbuilding creating a significant risk to health. The work must be carried out by a licensed specialist pursuant to statute.

8.00 SERVICE INSTALLATIONS

8.01 ELECTRICAL INSTALLATION

The electrical service utilises PVC sheathed cable. The consumers control panel and meter are located in the garage - see photograph 0911 and 0913. The electrical installation does not comply with current regulatory standards defined in the IEE Regulations 18th Edition. Further, the electrical installation is regarded as insufficient since the number of socket outlets provided internally is very limited indeed and has necessitated the widespread use of multiple power socket extenders that may overload the system. The electrical accessories are aged and may be electrically unsafe. Earthing facilities appear limited and insufficient.

It is recommended that the electrical system is checked and tested by an NICEIC approved electrical contractor with a view to substantial upgrading and extension of the system. It is likely that this may necessitate complete replacement of the electrical system with a modern compliant system compliant with Part P of the Building Regulations.

8.02 GAS INSTALLATION

The gas meter and boiler are located in the garage (photograph 0911).

8.03 WATER SERVICES AND PLUMBING

A simple water services system has been installed utilising a hot water cylinder indirectly heated by an elderly floor mounted gas fired boiler in the garage (photograph 0911). Both components appear to have reached the end of their lifespan. The cold-water storage tank could not be located. Heat is distributed by elderly steel radiators (ant heated towel rail) which also are likely to be reaching the end of the life expectancy (photograph 0916 and 0917). Radiator valves are defective on account of their age. The system's controls are limited and regarded as inadequate by modern standards. A detailed study has not been carried out on account of the survey parameters.

8.04 UNDERGROUND DRAINAGE

This is accessible from heavy duty chamber covers to the south-eastern flank pathway which could not be lifted as these were jammed in position and were too heavy (photograph 0921). The nature and condition of the underground drainage remains unknown. It is strongly recommended that the drains are the subject of a drainage CCTV survey carried

out by a specialist to determine the true nature and condition of the underground drains. Taking account of the close proximity of the Willow in the rear garden described above, there is a possibility that the drains may have been breached by tree roots and therefore further investigation here is clearly warranted.

9.00 CONCLUSIONS

Initially the property appears to be cosmetically dishevelled and unimproved. However, on close scrutiny there are numerous significant construction defects that will be costly and disruptive to remedy.

In the first instance, tree management is recommended in respect of the Willow located in the rear garden as this may adversely affect the stability of the property. There are telltale signs of movement consequential to slight subsidence that are likely to worsen.

The sheet copper roofing has reached the end of its lifespan on account of its embrittlement. Further, it appears that the underlying wood wool/compressed straw slabs have deteriorated and are regarded as unsatisfactory. This is due to inherent flaws in the construction design that has facilitated interstitial condensation. Accordingly, it is necessary to recommend replacement of the copper roofing and the supporting deck. At this time, the supporting timbers to the roof should also be inspected as these are presently concealed and may be at risk of decay.

The mastic asphalt roof finishes are wholly defective, being severely blistered and partially split. These too require replacement. The supporting decking is also likely to be defective.

Compliance with Approved Document L of the Building Regulations in respect of energy conservation will be mandatory when the roofing is replaced and will substantially add to the cost/expense of this work.

The garage is burdened by the presence of asbestos cement cladding to the ceiling and a defective felt roof finish that requires replacement. The rear outbuilding roof finish is also full spent and defective.

The external fenestration is thermally inefficient and partially decayed/dilapidated. Problems of condensation and excessive heat loss outside normal tolerance are likely to be experienced especially since the glazed areas to the property are extensive.

Internally although the main structure to the floors appears to be stable, significant moisture penetration was recorded through the floors and into the main walls caused by inadequate damp proofing. It is clear that a programme of comprehensive damp proofing treatment is required.

The interior is dated and requires comprehensive renovation and modernisation to meet modern day standards of amenity and interior design.

The service installations are of a very basic standard and require upgrading again to meet modern day standards of amenity, energy efficiency and safety.

Taking all factors into account, *at least* £700,000 of expenditure is required in repairing and renovating the property. The viability of this expenditure when compared with complete reconstruction should be assessed and considered.



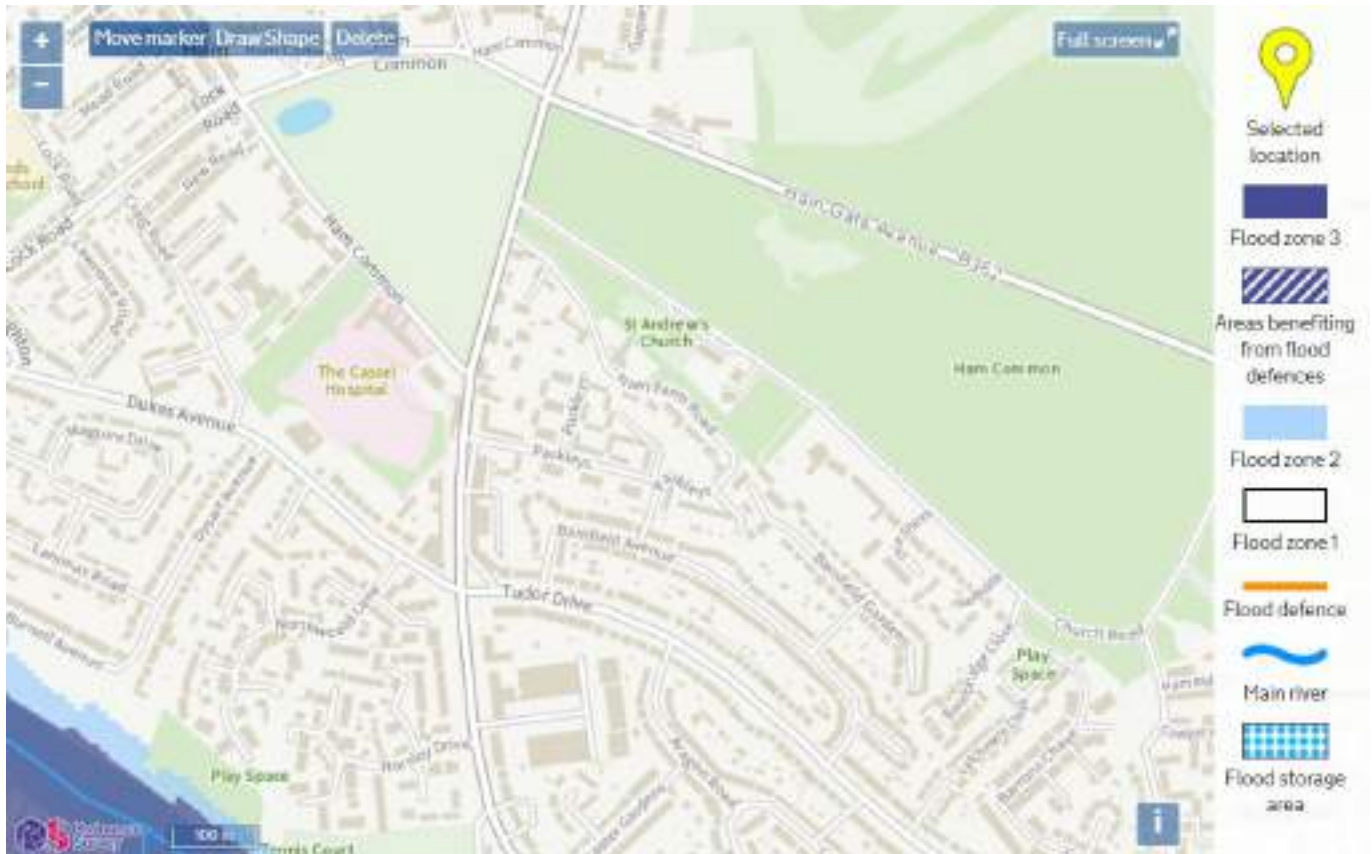
SIMON LEVY (FRICS)

28th June 2021

APPENDIX A
PHOTOGRAPHS

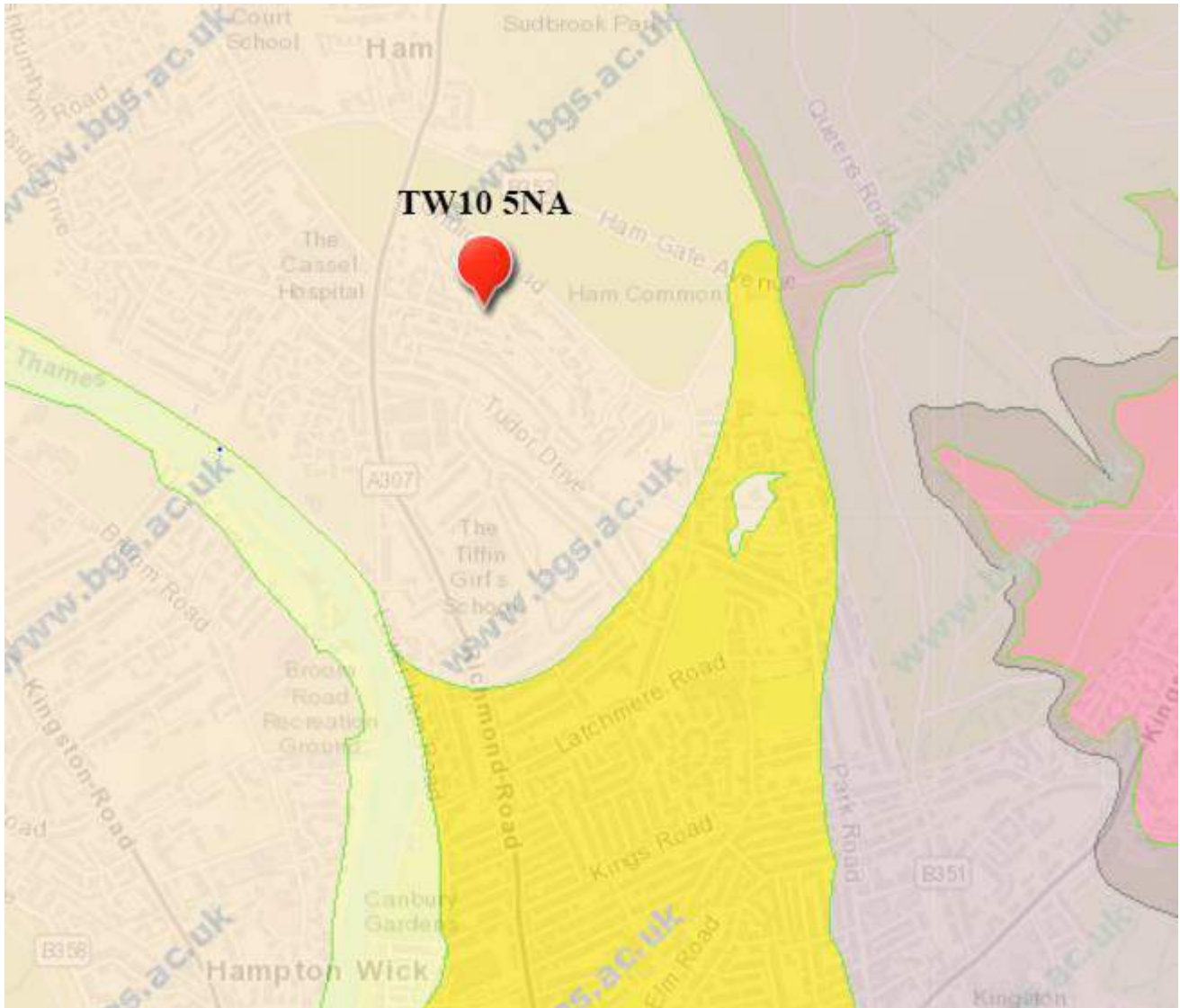
APPENDIX B

ENVIRONMENT AGENCY FLOOD PLAIN MAP



APPENDIX C

BRITISH GEOLOGICAL SURVEY MAP EXTRACT



TW10 5NA

Grid Re



Bedrock geology **Superficial deposits**

1:50 000 scale bedrock geology description:

London Clay Formation - Clay And Silt. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

Setting: deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.

[Further details](#)

[What is Bedrock Geology?](#)

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25 Ham Farm Road 24.06.21



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25 Ham Farm Road 24.06.21



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25 Ham Farm Road 24.06.21



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