

Engineers Addendum Report

This Report sets out in concise terms the nature of the evidence collected and the consultant's conclusions and recommendations

Policyholder, Property & Event Details

Policyholder Name	Mr & Mrs Penny	Date of discovery	Late July
Risk Address	56 Wilderness Heights, West End, SO18 3PS	Our Ref	IFS-LBG-SUB-22-0102298
Location of damage	Conservatory to the rear left of the property	Date of relevant construction	Conservatory circa 2005
Nature of Damage	Refer to conclusion below	Indicated mechanism of movement	Downward and rotational movement to the conservatory relative to the main building.
Crack Widths	2 and would be classified as slight.	BRE Classification	Category 2
Occupiers' Observations	Noticed cracks to the floor tiles and the conservatory pulling away from the house	Previous Relevant movement	N/A
Comments	Greatest movement is to the rear left of the conservatory		

Investigation Evidence

Examination by Building Professional	Yes	Richard Bryant		BSc (Hons) MRICS
Trial Hole/Bore Hole Excavations	Yes	Report reference: C66564G30337		Date of related SI 01/12/2022
CCTV Drainage survey	No	The drains are not implicated in the damage		Date of Drain survey
Soil Laboratory Testing	Yes	Shrinkable soils	Yes	Desiccated soils
Root Analysis	Yes	Report reference: R47336		Date of related SI 22/11/2022
Arboriculture Assessment	Yes	Report reference: SA-251111		Date of related SI 07/12/2022
Heave Risk after tree removal	No	Assesed By	Richard Bryant	richard.bryant@innovation.group
Building Monitoring	Yes	Crack Width		Level/Distortion
Monitoring to date confirms	Monitoring carried out between 03/11/2022 & 02/05/2023 illustrates recovery to the conservatory over the winter months			
Supporting Comments	No movement to the main property recorded			

Repair Scope

If prompt vegetation removal	Only Superstructure repairs required	Initial likely cost of repairs	£ 7,500.00
If NO vegetation is removed	A piled raft to the conservatory and replacement frame	Potential additional costs	£ 35,000.00
Supporting Comments	Refer to above		

Conclusions & Recommendations

The property a two storey 5 bedroom detached house of traditional construction provided with a double integral garage to the left, constructed circa 1995, the conservatory was constructed circa 2005.

The geotechnical investigation comprising of two external trial pits and boreholes to the rear left and rear right of the conservatory identified the foundation to the left (TP/BH1) comprised of concrete to 600mm below ground level, with a total projection of 150mm from the elevation. To the right the foundation was of similar construction but to a greater depth of 1.1 meters below ground level. Standing water was found in both boreholes on completion of the explorations, we are assuming this was ground water following the continuous wet weather in the later part of November. The underlying sub-strata were found to be a firm sandy, silty, gravelly clay although becoming soft with depth (2.1 meters) to the left. Roots were found to the depth of 1.6 meters to the left and 2.1 meters to the right have been identified as emanating from the Quercus species commonly known as Oaks or possibly the Castanea species which include sweet chestnut. The soil samples have been analysed and have been found to have a high plasticity index which has the potential for medium to high volume change. The Arborist has recommended the removal of the 2 oak trees (TG2) in the garden of the insured property to restore long term stability.

Report Prepared By

Richard Bryant

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