

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	Mrs Dawn Linington	Date of discovery	01/08/2022
Risk Address	19 Beechwood Rise, Southampton, Hampshire, SO18 3PW	Our Ref	IFS-ESU-SUB-22-0103393
Location of damage	Right side of the property	Date of relevant construction	Circa 1984
Nature of Damage	Drop of the garage central pier and cracking to porch, rear of the garage & extension	Property Type	Two storey detached house
Crack Widths	Category 2 and would be classified as slight.	Indicated mechanism of movement	Downward and rotational movement to the right compared to the remaining building
Occupiers' Observations	The insured noticed the movement and cracking during the summer of 2022	BRE Classification	Category 2
Comments	Initially reviewed virtually and then we attended the property in December 2022 when the damage was still evident but the cracks has closed compared to the images taken in the summer		

Investigation Evidence

Examination by Building Professional	Yes	Richard Bryant			BSc (Hons) MRICS
Trial Hole/Bore Hole Excavations	Yes	Report Ref: C70823G32316		Date of related SI	02/06/2023
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	No
				Date of related SI	22/06/2023
Root Analysis	Yes	Report Ref: R51090		Date of related SI	31/05/2023
Arboriculture Assessment	Yes	Report Ref: SA-252874		Date of related SI	03/05/2023
Heave Risk after tree removal	No	Assessed By	Richard Bryant	richard.bryant@innovation.group	
Building Monitoring	Yes	Crack Width		Level/Distortion	Yes
Monitoring to date confirms	See below				
Supporting Comments	The level monitoring illustrates the greatest recovery to the rear right of the building in excess of 10mm from September 2023 to March 2024 with the onset of downward movement recorded in June 2024				

Repair Scope

If prompt vegetation removal	Only Superstructure repairs required	Initial likely cost of repairs	£ 9,500.00
If NO vegetation is removed	Traditional underpinning	Potential additional costs	£ 45,000.00
Supporting Comments	We would consider a traditional piling scheme as this would act as a root barrier to prevent further movement to the floor slab		

Conclusions & Recommendations

The property is a two storey 4 bedroom detached house constructed in the 1980s with a single storey extension constructed in the 2012. The insured purchased the property in 2004 and the property is well maintained.

The geotechnical investigation comprising of two external trial pits and boreholes have been completed. The first (TP/BH1) to the front right of the garage identified the foundation comprised of brickwork to 600 mm below ground level (BGL) bearing on concrete to 800mm BGL. The second was carried out to the rear right corner of the extension identified a similar foundation but to a deeper depth of 1.06 meters. The underlying sub-strata to the front right of the garage was found to be clayey gravelly sand. To the rear extension the strata was found to be a firm silty clay. Water strikes were not encountered in either exploration and no roots were retrieved in TP/BH1 (garage). However roots were retrieved to the depth of 2.06 meters in TP/BH2 and have been identified as emanating from the Fagus species (common and copper beech) and the Prunus species which include blackthorn, cherry, cherry-laurel, Portuguese laurel, peach, plum, and related species. The soil samples have been analysed and have been found to have an intermediate to high plasticity index which has the potential for low to medium volume change. The Arborist has recommended the removal of the Beech (T1) Portuguese Laurel (S1) and Cypress (T3) in the neighbour's garden and the complete removal of the Maple (T5 in the front) in the insured's front garden.

The level monitoring is the greatest recovery to the rear right of the building in excess of 10mm from September 2023 to March 2024 with the onset of downward movement recorded in

June 2024.

Report Prepared By

Richard Bryant

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