

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 Alan Carey	Date of discovery	14/05/2018
Risk Address	53 Crescent Road Tilehurst Reading RG31 5AH	Our Ref	IFS-AVI-SUB-18-0080441
Location of damage	Rear elevation of main house and garage conversion.	Date of relevant construction	<<Enter>> Date
Nature of Damage	Step cracking to rear elevation and diagonal cracking to rear elevation.	Property Type	Two storey detached house
Crack Widths	2 and would be classified as slight.	Indicated mechanism of movement	Downward and slight rotational movement to the rear left corner of the converted garage, relative to the
Occupiers' Observations	PH noticed hairline cracking during decoration in May 2018. These were filled but since reopened at which point insurers were advised.	BRE Classification	Category 2
Comments	Previous Relevant movement N/A		
<<Enter>> additional supporting comments			

Investigation Evidence

Examination by Building Professional	Yes	Robbie Taylor		MCI0B	
Trial Hole/Bore Hole Excavations	Yes	HH/18/62733		Date of related SI	04/04/2019
CCTV Drainage survey	Yes	The drains are not implicated in the damage		Date of Drain survey	22/01/2019
Soil Laboratory Testing	Yes	Shrinkable soils	Yes	Desiccated soils	Yes
Root Analysis	Yes	R26522		Date of related SI	09/04/2019
Arboriculture Assessment	Yes	SA-244180		Date of related SI	21/06/2019
Heave Risk after tree removal	No	Assesed By	Robbie Taylor	robbie.taylor@innovation.group	
Building Monitoring	Yes	Crack Width	No	Level/Distortion	Yes
Monitoring to date confirms	Seasonal reduction in level to rear of building, in close proximity to the implicated tree.				
Supporting Comments	<<Enter>> Supporting information/comments				

Repair Scope

If prompt vegetation removal	Only Superstructure repairs required	Initial likely cost of repairs	£3,500
If NO vegetation is removed	Underpinning	Potential additional costs	£ 30,000.00
Supporting Comments	Underpinning to the rear elevation of the building will be required if tree removal cannot be undertaken. This is required due to the ground bearing floor slab.		

Conclusions & Recommendations

The risk address is a 4 bedroom detached house, arranged over 2 floors under a pitched and tiled roof, constructed circa 1974. The building is of standard brick/block cavity wall construction with a ground bearing floor slab. The property has had one of the attached garages converted to a habitable room a number of years ago. The damage is focussed to the rear elevation towards the right hand side.

The site investigation has confirmed that the cause of the subsidence is clay shrinkage. The foundations are 820mm deep and bear on a firm clay soil with adequate bearing capacity. The clay soil is desiccated to a depth of 1900mm with roots to a depth of 1700mm. The roots were identified as emanating from a Tulip tree, which we are aware to be the local authority protected tree to the rear boundary of the risk address.

The drains at the rear of the property have been surveyed and several defects were noted, including root ingress. These are not considered to be the cause of the subsidence based on the tested soil characteristics, although we have recommended that the defects are repaired.

Given the above factual evidence we conclude that the PH owned, Local Authority protected Tulip tree is the cause of the damage and we require its removal to arrest the current episode of subsidence. Monitoring is showing a recent seasonal reduction in level which provides further evidence of causation. Monitoring is ongoing.

Report Prepared By

Robbie Taylor

MCI OB