



Robert Beech and Associates
Chartered Building Surveyors

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CERTIFICATE OF STRUCTURAL ADEQUACY

Client – Mr C XXXXXX

Address – 42 XXXXXXXX Street, Northampton, NNX XXX

We confirm that we were instructed to investigate the cause of cracking to the rear left-hand corner of the rear projection of the above property. An initial specific defect inspection indicated that damage was consistent with subsidence of the site with a diagonal stepped crack running upwards from the first-floor bathroom window. The crack had a maximum width of 3mm and therefore fell within Category 2 (Slight) as defined in BRE Digest 251. We suspected that damage had been caused by escape of water from nearby drains. Unfortunately there was no buildings insurance in place so we were instructed to investigate further to confirm the cause so that mitigation works could be undertaken.

We attended a site investigation undertaken by XXXXXXX and supervised the process. A CCTV survey revealed a broken rest-bend at the base of the soil and vent pipe. Other drainage was in good condition with no indication of leakage. Physical exposure of the base of the soil-pipe revealed significant leakage there and the sandy soil beneath was wet and contaminated. We are satisfied that the cause of movement was escape of water as the sub-soil is not of a type to be affected by drying shrinkage and there is no significant vegetation within influencing distance of the property.

Localised drain repairs were undertaken and the property was monitored by us over a period of six months. Some slight progressive movement, of no more than 0.2mm, was recorded from April to June 2012 with no significant variation in the readings thereafter. We were therefore confident that drain repair had been sufficient to stabilise the building and there was no indication that underpinning or other foundation work was necessary.

We produced a specification of repairs and quotations were obtained from two suitably qualified and experienced contractors. Works comprised the installation of helical bar reinforcement to stitch the structural crack, resin-bonding of the internal crack, re-pointing, plaster repair and redecoration. The work was undertaken by XXXXXXX Ltd a contractor with suitable expertise and experience to undertake the work. This certificate is not a form of guarantee but is a considered professional opinion. We confirm have no reason to anticipate a recurrence of the damage.

Signed

Robert Beech TD BSc MRICS – 30th November 2012