

## Engineers Addendum Report

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

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|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------|
| <b>Policy Holder:</b>                   | Mr Paterson                                                                                                             | <b>Date:</b>    | 19/07/2019             |
| <b>Property Address:</b>                | 29 Nicholas Way North Wood<br>Middlesex HA6 2TR                                                                         | <b>Our Ref:</b> | IFS-AVI-SUB-18-0076236 |
| <b>Description Of Property:</b>         | The damaged property is a traditionally detached house built in 1950                                                    |                 |                        |
| <b>Location Of Damage:</b>              | Rear Elevation                                                                                                          |                 |                        |
| <b>Date Of Relevant Construction:</b>   | 1999                                                                                                                    |                 |                        |
| <b>Nature Of The Damage:</b>            | Cracking and disturbance to the fabric of the property                                                                  |                 |                        |
| <b>Indicated Mechanism Of Movement:</b> | Downward and rotational movement                                                                                        |                 |                        |
| <b>Category Of Damage:</b>              | Cat 3                                                                                                                   |                 |                        |
| <b>Date Of Discovery:</b>               | July 2018                                                                                                               |                 |                        |
| <b>Occupiers' Observations:</b>         | PH noted cracking/distortion and concerned that subsidence movement was evident Insurers were contacted to investigate. |                 |                        |
| <b>Previous Relevant Movement:</b>      | NA.                                                                                                                     |                 |                        |
| <b>Comments:</b>                        | Subsidence to the rear elevation                                                                                        |                 |                        |

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| Investigation Evidence:               |                                                                      |                                                                |                        |
| Examination By Building Professional: | Yes                                                                  | Kevin Phillips MCIOB MCABE AssocRICS                           |                        |
| Trial Hole/ Bore Hole Excavations:    | Yes                                                                  | Site Investigation report Ref C40933G21308                     |                        |
| CCTV Drainage Survey:                 | No                                                                   | N/A                                                            |                        |
| Soil Laboratory Testing:              | Yes                                                                  | Shrinkable soils (15/04/2019 – Report Reference – C40933G21308 | Yes                    |
|                                       |                                                                      |                                                                |                        |
| Root Analysis                         | Yes                                                                  | C40933G21308                                                   |                        |
| Arboriculture Assessment:             | Yes                                                                  | Recommendations: Tree removal (18/12/2018)                     |                        |
| Heave Risk After Tree Removal:        | No                                                                   | To be confirmed.                                               |                        |
| Building Monitoring:                  | Yes                                                                  | Crack width: 10mm                                              | Level / distortion: No |
| Monitoring To Date Confirms:          | The influence of the nearby vegetation due to seasonal fluctuations. |                                                                |                        |
| Comments:                             | N/A                                                                  |                                                                |                        |
| Repair Scope And Value                |                                                                      |                                                                |                        |
| If Prompt Vegetation Removal:         | Superstructure repairs                                               | Potential Cost                                                 | £20000.00              |
| If No Vegetation Is Removed:          | Foundation stabilisation                                             | Potential Additional Cost                                      | £45000.00              |
| Comments:                             |                                                                      |                                                                |                        |

### CONCLUSIONS AND RECOMMENDATIONS

Following the initial review of the damage and subsequent geotechnical, arboriculture investigation reports and accurate level monitoring readings to date. I confirm that the cause of the movement to this property is directly related to the seasonal water demands of the nearby vegetation causing clay shrinkage subsidence to the risk address.

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| <b>Report prepared by:</b> | Kevin Phillips MCIOB MCABE Assoc RICS |
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