

2.0 Inspection

EXTERNAL – FRONT AND NORTHEAST ELEVATIONS

The front and Northeast elevations were in exposed brickwork at ground-floor and rendered on the top floor and no issues were observed in terms of cracking or movement (Photos 1, 2 & 3).

The roof structure also appeared to be in good condition when viewed from ground level with no obvious undulation in the finishes or the ridge.

EXTERNAL – REAR AND SOUTHWEST ELEVATIONS

The rear elevation of the property consists of the rear of the main structure and the rear and side of the outrigger (Photo 4).

Stepped cracking was observed below the opening at ground-floor (Photo 5), which suggests movement to the corner of the property. It was noted some previous repair works to pointing on the rear elevation have been carried out, which have opened up slightly since then. To the left of the opening and the corner of the property, a few bricks appeared to be bulging out and further repair works have been carried out, with some masonry replaced.

Above the opening, the concrete lintel looked to be leaning towards the corner of the property and cracking to the render was visible to both sides of the lintel (Photos 6 & 7).

It was also observed cracking to the render above the first-floor window in various locations (Photo 8).

Photos 9, 10 and 11 show further stepped cracking in the Southwest elevation, suggesting rotation of the wall towards the rear corner of the property. Again, some repair works to pointing have been carried out.

INTERNAL – PORCH/GROUND FLOOR HALLWAY

No obvious structural issues were observed within the porch and ground floor hallway area.

INTERNAL – LIVING/DINING AREA

The lintel above rear window was noted to be sloping towards the external wall (Photo 12), similar to what was observed from the outside.

Diagonal cracking was observed to the ceiling of the dining area (Photo 13), and although it appeared to be minor cracking, could also be related to the movement noted to the corner of the property.

It was noted a clear slope of the floor towards the side elevation, confirmed to be out of level when checked by spirit (Photo 14). The vendor mentioned the floor had been like this since the time the house was bought, around 50 years ago.

The side wall had been replastered recently (Photo 15) due to cracking noted, as mentioned by the current owner.

INTERNAL – KITCHEN

No obvious structural issues were observed within the kitchen (Photo 16) and the small utility room (Photo 17) in the outrigger of the property.

INTERNAL – FIRST FLOOR HALLWAY

Damp was observed in the ceiling finishes of the hallway and staircase (Photos 18 and 19). Although it doesn't seem to have had any impact on the structure, the roof should be inspected to confirm there are no leaks.

INTERNAL – FRONT BATHROOM

Tiled finishes were present to the front bathroom walls and there were no obvious signs of structural movement to the finishes (Photo 20).

INTERNAL – FRONT BEDROOM

Cracking was observed in the ceiling finishes (Photos 21 & 22) but seemed minor and could be mended with the normal redecorating process.

The built in wardrobes prevented a visual inspection of the side external wall.

INTERNAL – REAR BEDROOM 1

Similar to what was observed in the dining area, the lintel above opening was sloping towards the side external wall, confirming movement to the corner of the house. Further cracking was also noted to the ceiling (Photo 23)

The floor felt to be out of level when walked across and confirmed with a level (Photo 24).

INTERNAL – REAR BATHROOM

Wallpaper was present within the bathroom walls and hairline cracks were observed to the ceiling (Photo 25). These appeared to be minor and merely cosmetic.

INTERNAL – REAR BEDROOM 2

No obvious structural issues were observed within the rear bedroom above kitchen (Photo 26).

INTERNAL – ROOF

The roof space was accessed via a small hatch over the rear bedroom above the kitchen and inspected at head and shoulder level. The timber elements visible appeared to be in decent condition (Photo 27).

INTERNAL – FLOOR STRUCTURES

Apart from the obvious movement noted in the floor structure in the living/dining area and the two bedrooms directly above, the rest of the property generally felt good underfoot with no obvious movement, deflection, or 'bounce'.

3.0 Conclusions & Recommendations

There is a considerable drop in level to both the ground floor and first floor at 2 Windsor Road and the inspection suggests the rear elevation may have rotated out of plumb and the ground has settled under the foundations to the rear. However, it is difficult to confirm if this is now historic or potentially ongoing.

The fact that cracking is visible on the external walls after repairs to the masonry were carried out, suggests that the settlement may still be ongoing, although we have no information when such repairs were made. The cracking to the external walls should be monitored in the future.

Having discussed the issue with the owner, we understand the property has been in the family for almost fifty years and from discussions appears to have always had the same issue.

Having carried out a number of surveys in the area, there are a number of local properties that have been affected by settlement that is generally longstanding. Properties of this age were usually founded on stepped masonry foundations, that were not particularly wide and generally constructed at relatively shallow levels in the ground, compared to today's requirements. Given the number of properties this has affected it is likely the same construction techniques were carried out by the same builders or housing developers at the time. Therefore, they have likely been constructed on similar soil strata and type throughout the area.

If the floors are to be made level, it would be worth investigating the current floor build up and construction under further. Depending on the outcome of this it may be possible to just level the floors to make good. If not, replacement of the floors with new may provide a more permanent solution.

It will not be possible to reinstate any previous movement or settlement to the walls and these should be made good as required.

for Graham Jones Associates Ltd

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Director

Appendix (Images)

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

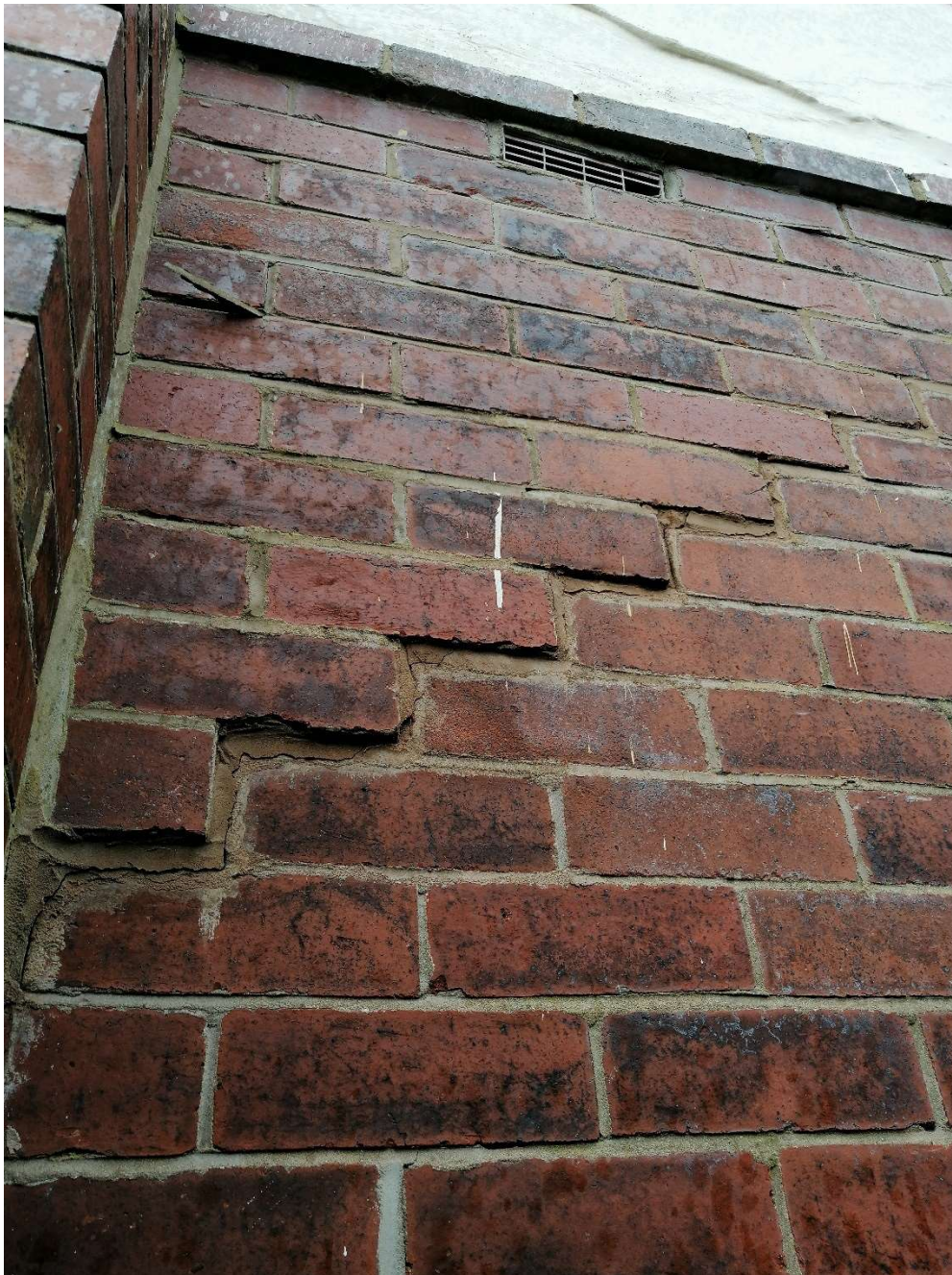


Photo 10



Photo 11



Photo 12



Photo 13

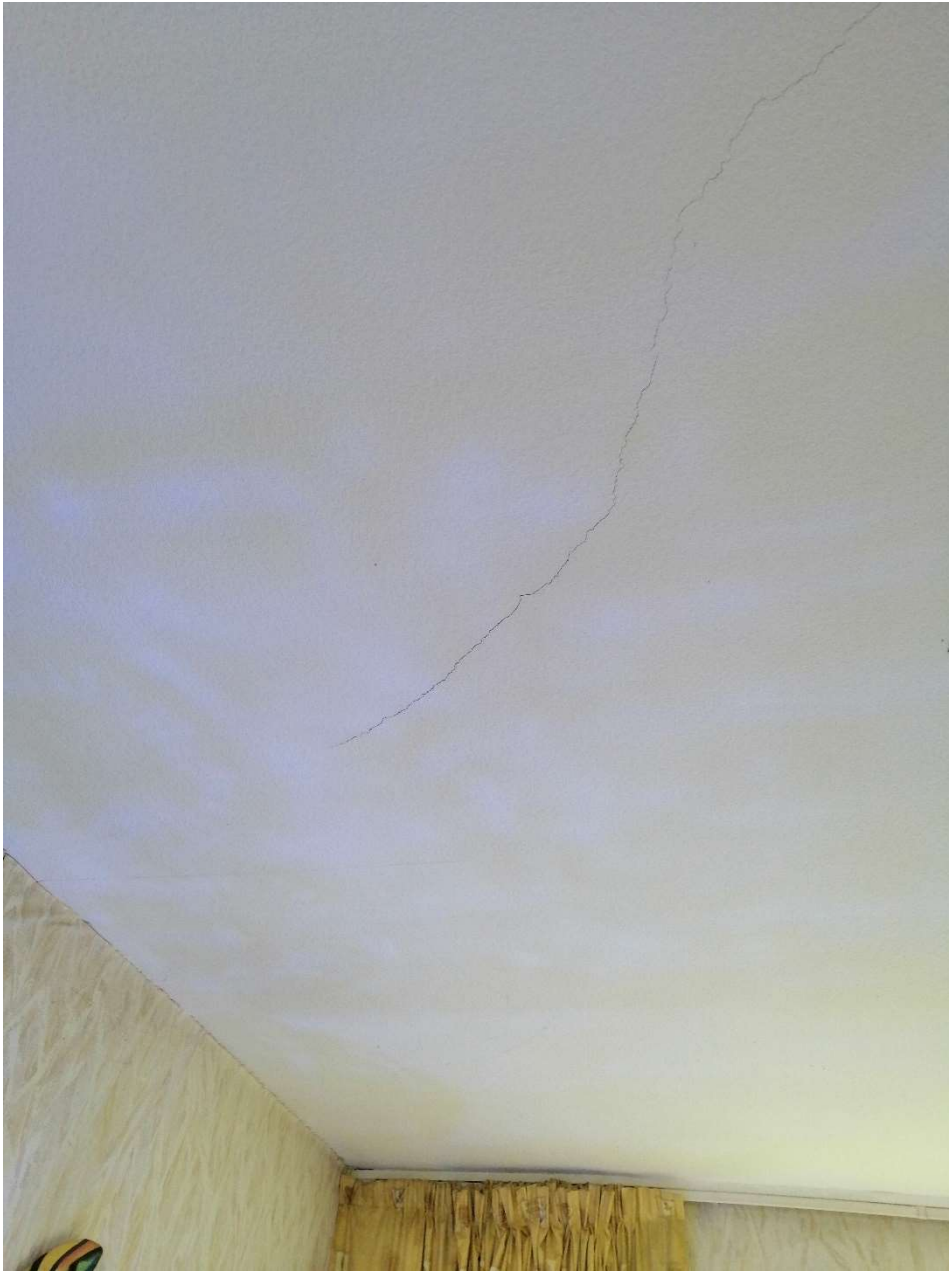


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

