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Lawrence Gottlieb BSc Civ Eng., CEng., MStructE

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31st October 2023

Mrs J Davies,
19 Prestwich Park Road,
Prestwich,
Manchester,
M25 9PF.

Dear Mrs Davies,

19 Prestwich Park Road, Prestwich, Manchester, M25 9PF.

As requested by yourself, on Thursday 26th October 2023 I carried out a visual non-invasive partial structural engineers survey on the front bay window, no other areas have been surveyed. The survey was required due to comments made in a prospective purchasers RICS Level 3 Home Survey Report.

This report has been prepared for Mrs J Davies, and her advisers, I do not accept any duty of care to any third party.

We did not monitor the property for any movement nor expose any beams or foundations etc. No design work has been carried out on the property to check the structural adequacy of the property as seen. The report has been prepared on the basis that the property as seen has the relevant FENSA/ Building Regulation approvals and has not had subsidence or been the subject of a subsidence insurance claim. If this is not the case please notify us in writing so I can review the report.

This report deals specifically with the structural aspects of the front bay window of the property and does not cover serviceability, gutters, roof finishes, plumbing, electrical goods and the like which are part of the fabric of the building. No inspection was made of the damp proof course, underground drains, foundations, conservatory, uPVC doors or windows, garages, outhouses, garden walls, timbers, or cavity wall ties etc. which are outside the scope of this report. No concealed areas have been inspected.

The property is a semi-detached house, with basement, ground, first and second floors seen. At the time of our survey the areas seen did not appear to be fully occupied and furnished. The house decorations seen are in a good condition.

As instructed I have only surveyed the front bay window. If you want me to survey the whole of the property please may I have your written instructions.

I was let into the house by the estate agent.
It was raining when I did the survey.

cont....

All dimensions are approximate.

From speaking with yourself I was told the following:-

1. You have owned the house for twenty nine years.
2. You did not know that there were Demec studs fixed to the front bay window walls.

EXTERNAL ELEVATIONS TO THE FRONT OF THE HOUSE.

Due to site constraints, it was not possible to do a meaningful survey on the first floor wall to the main front elevation.

The front elevation walls appear to be of solid brick construction.

The low level front elevation wall between the internal ground floor level and external ground floor level appears to have been clad in 50mm thick stone going up to about 800mm above the external ground level, and being supported on the basement walls.

Four sets of Demec studs were seen on the bay window walls below the ground floor window sill level, in the area where the bay window splay walls meet the front face of the bay window. Two sets were fixed to the brickwork and two sets fixed to the low level stonework. The presence of the Demec studs indicates that crack monitoring was carried out to the bay window area.

The bay window has timber frame windows.

There is a drainage gully and a soil & vent pipe to the left of the bay window.

The front bay window brickwork needs repointing at low level.

The bay window piers are twisted and distorted.

Bay window.

The bay window has settled about 10/ 15mm towards the left, where the left hand splay meets the front face of the bay window.

Some of the low level brickwork needs repointing.

Bay window, left hand splay.

The splay wall undulates.

The stone cladding leans out by about 10mm at the top.

The joint with the main body of the house is in a satisfactory condition.

Bay window, front face.

The window head has settled about 10mm to the left. No cracks were seen in the window head brickwork.

There is a 5mm wide crack in the brickwork to the bottom right of the ground floor window. The cracks has extended down into the joint between the stone cladding panels. The wall to the left has pushed outwards by about 10mm. The crack was repointed, and no cracks were seen in the recent repointing.

The wall below the ground floor window bows outwards by about 10mm.

There is a 5mm wide gap between the right hand end of the ground floor stone window cill and brickwork.

The pier common to the left hand splay window pushes outwards by about 10mm at the top.

cont.....

Bay window, right hand splay.

There was limited access to this area. It was not possible to survey the higher levels of the wall properly.

The joint between the stonework panels has opened up to 10mm. The joint has been monitored, with Demec studs seen.

The joint with the main body of the house is in a satisfactory condition.

The joint between the timber window and left hand pier has opened up, being about 10mm wide.

Lightwell in front of the bay window.

The lightwell appears to be a more modern addition to the original property.

The lightwell is about 500mm deep.

The walls are of 225mm thick brickwork.

The lightwell is rotating away from the main body of the house, with cracks seen where the lightwell brickwork meets the main body of the house.

The lightwell brickwork needs repointing.

INTERNAL INSPECTION.

Basement.

Front room with the bay window.

The basement has been tanked.

The floor is fairly true and level.

No structural wall cracks were seen.

The ceiling adjacent the bay window slopes about 20mm towards the right.

Ground floor.

Front lounge with the bay window.

The ground floor joists span side to side. The floor boards have been replaced and are fairly true and level

The bay window wall area is boarded out.

No structural wall cracks were seen.

The front bay window has settled about 10mm towards the right.

First floor.

Front bedroom overlooking the front bay window.

The floor joists span side to side. The floor is fairly true and level.

As expected there are 1mm wide cracks to the bottom left of the window, due to the supporting beam over the ground floor bay window settling.

cont.....

COMMENTS.

This report should be read in its entirety, refer to the main body of the report for some of the defects noted. This is not a schedule of works.

As instructed I have only surveyed the front bay window area. If you want me to survey the whole/ main body of the house please may I have your written instructions.

Bay window.

The bay window is of brickwork construction, with the walls below the ground floor window cill level being clad in 50mm thick stone cladding panels.

The stonework cladding panels are coming away from the brickwork walls.

The low level brickwork needs repointing.

The bay window brickwork is cracked below the window cill line.

The bay window piers are twisted and distorted.

The bay window piers are separating from the timber window frames.

Four sets of Demec studs were seen on the bay window walls, indicating that the bay window area was monitored. You did not know that the Demec studs existed, and hence know nothing about why they were present.

As expected the property would have undergone long standing settlement. There was no evidence to suggest that the structural defects seen in the front bay window were foundation related.

The front bay window should be partially rebuilt true and level with new brickwork, piers, lintels over the openings, stone cladding refixed, repointing etc. The bay window will probably need rebuilding from above the external ground floor level.

The bay window has settled towards the front door, where there is a drainage gulley/ soil & vent pipe. The drains should be tested to ensure they are watertight and free flowing.

Lightwell in front of the bay window.

There is a lightwell to the bay window basement window. The lightwell is a more modern addition to the property and is settling away from the house, causing cracks to form where the lightwell meets the main body of the house. The cracks should be repointed.

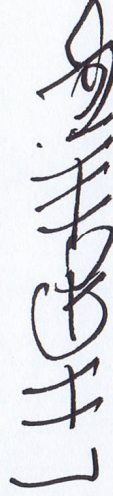
CONCLUSIONS.

The external drains adjacent the front bay window should be tested to ensure they are watertight and free flowing.

The front bay window should be rebuilt true and level. These building works will need building regulation approval.

If you have any queries or want to discuss the above please contact the writer.

Yours sincerely,



Lawrence Gottlieb,
BSc Civ Eng, MStructE.
LAWRENCE GOTTLIEB & ASSOCIATES.