

EXECUTIVE SUMMARY

FOR HOMELEIGH, BUTTERROW HILL, STROUD, GLOUCESTERSHIRE GL5 2LG

TYPE : LEVEL 3

INSPECTION DATE: 21st October 2021

MAINTENANCE: Structure elements are considered to be in poor condition. Support works are deemed essential to the rear garden embankment to prevent retaining wall failure and collapse. Foundations will require extensive works to prevent further foundation movement.

In review of a general survey on the date above at the property address of Homeleigh, Butterrow Hill and the photographic evidence provided, the following is acknowledged:

1. The rear embankment is approximately a 3:1 gradient [angle of 70°]. The retaining wall has begun to buckle from the land loadings. The retaining structure requires immediate further support.
2. The roof is gable pitch and Roman tiled. The roof is deemed in poor condition. The flat roof to the rear is felt coated and considered in poor state of repair. Recommend immediate remedial works.
3. Amsey has been made aware that the property is subject to ground stability issues. We understand this is due to an underground drainage leak causing the foundation movement from water release.
4. Although the property has parking, this is on road to Butterrow Hill. The road is a popular short cut and there is possible risk to any vehicle parked on the road way.
5. Roof void found the Cut-roof timbers damp when damp tested with the SM2 [Protimeter Surveymaster 2].

6. Wet readings were found to the bath wall, above the bath head inner corner edge. Readings were up to 1.5m above the junction at 90% when the SM2 was used on Search mode. The remaining walls in the bathroom were also damp. Water is presumably tracking through the grout.

The property has suffered from differential foundation movement much of which appears longstanding in nature clearly indicated by the fall to floors, cills and mortar bed joints together with some external cracking. The movement of the main house seems to be downwards towards the rear left hand corner of the property and could possibly be the result of subsidence related to the mature trees to this side of the house.

An additional structural report by a separate structural engineer has been provided by the homeowner. This report states in the conclusion that *'We consider the main structure of the property has been affected by subsidence due to root induced shrinkage tending to the side and rear. With the dining room and kitchen being affected by ongoing subsidence damage due to root induced shrinkage. If the trees are to be removed as recommended, superstructure repairs can be undertaken after the subsoil has had a period of time to re-hydrate, following which superstructure repairs can be undertaken to the main load-bearing walls. Due to the shallow nature of the foundations of the living room and kitchen we recommend that these foundations should be underpinned following which superstructure repairs should be undertaken. If the trees are not removed the main load-bearing walls of the property will have to be underpinned, however the cost and disruption of this will be significant.'*

END OF SUMMARY