

M A CARROLL CONSULTANTS

STRUCTURAL DESIGN CONSULTANTS

STRUCTURAL CALCULATIONS & BUILDING SURVEY REPORTS

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STRUCTURAL INSPECTION REPORT

DATE: 9th January 2009

REF: MAC-S-945

1. NAME OF CLIENT

Mr. Shazhad Arshid
106, York Avenue
Fartown
Huddersfield, HD2 2PN

2. ADDRESS OF PROPERTY INSPECTED

1, Macauly Road
Birkby
Huddersfield
HD2 1AX

3. DATE OF INSPECTION

8th January 2009

4. WEATHER CONDITIONS

Dry

5. PURPOSE OF INSPECTION

To comment upon the nature of the structural movement on the side elevation above the kitchen door up to second floor level as highlighted in the client's mortgage valuation report reference JSO/AJN/V3488e/08/5/k dated 19/11/2008.



**Structural Movement
1, Macauly Road, Birkby,
Huddersfield.**

PRINCIPAL: M. CARROLL: BSc., C. Eng., F.I. Mar. E.
CONSULTANTS: J. WALLACE: BSc., C. Eng., M.I. Struct. E.
R. NEW: BSc., C. Eng., M.I. Struct. E.

6. TYPE OF INSPECTION

A visual inspection with digital photographic records taken of any structural defects noted.

7. DESCRIPTION

The property is a combined retail and residential property that was formally used as Birkby Post Office. The property is constructed in natural coursed stone.

A small retail unit is provided at ground floor level with access at number 45, Wheathouse Road.

The residential living accommodation at ground, first and second floor levels is accessed through a two storey rear lean too extension at number 1, Macauly Road.

There are no basements in the property.

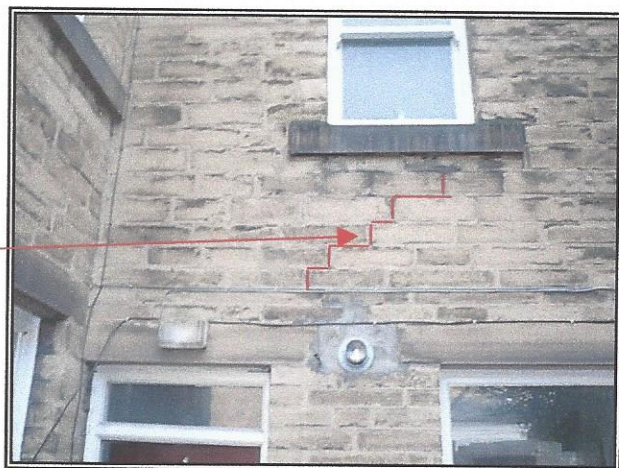
The structural movement highlighted in the client's mortgage valuation report has occurred on the side elevation that fronts onto Macauly Road.

8. OBSERVATIONS AND COMMENTS

8.1 External Inspection

External Inspection of the property showed that there was evidence of past structural movement which has caused cracking to the mortar joints above the side entrance door.

This cracking was of a stepped nature, covered seven courses of stone and was approximately 2.0mm wide in places.



8.2 Internal Inspection

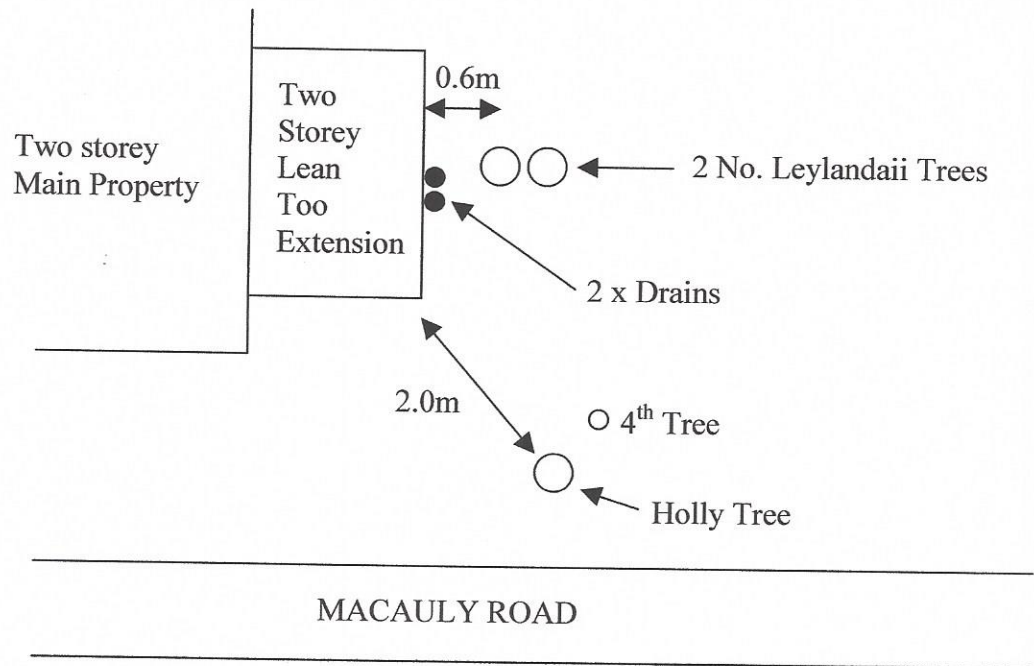
No structural movement crack defects were noted to the internal walls at ground floor level.

The bathroom area on the first floor in the lean too extension was fully tiled, and again no structural movement crack defects were noted.

8.3 Trees

There were four trees in very close proximity to the rear lean too extension

Two 8.0m high Leylandii Trees were located 0.6m from the rear wall, a 7.0m high Holly tree was located 2.0m from the front corner of the lean too extension and a fourth smaller tree was also located next to the Holly Tree.



**PLAN SHOWING LOCATION OF TREES & DRAINS RELATIVE TO
LEAN TO EXTENSION**

8.4 Drains

Two drains were located adjacent to the rear elevation.

It is possible that these drains could have been damaged by the root structure of the trees adjacent to the building.

It is our recommendation that a drainage survey is undertaken to determine whether any defects are present within the drainage system.

Any defects noted should be repaired by a specialist drainage contractor.