

9. CONCLUSIONS & RECOMMENDATIONS

It is our opinion that the structural movement cracking noted above the door lintel on the side elevation of the property has been caused by differential settlement of the rear lean too extension foundations: in relation to the main rear wall foundations of the property.

The likely cause of this differential settlement would be shrinkage of the underlying soils due to water absorption from the maturing trees in very close proximity to the property.

In order to reduce the likelihood of any further structural movement, it is our recommendation that the following remedial measures are undertaken:-

- a) The four trees in close proximity to the lean too extension should all be carefully pollarded on a regular basis.

We have spoken with Mr. Jim Macdonald, the trees officer for Kirklees Council, and because the property is within a Conservation Area an application for consent to remove the trees will be required.

- b) The drains adjacent to the rear walls should be checked for crack defects and if necessary repaired by a specialised contractor.
- c) The mortar joints above the ground floor door lintel, where structural movement has occurred, should be raked out to a minimum depth of 70mm and repointed using a flexible epoxy mortar.

It is also our advice that galvanised steel "expumet mesh" is also installed within the mortar joints to strengthen this area of past structural weakness.

10. LIMITATIONS

This is not a full structural report.

We have only commented 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.

We have not inspected woodwork, damp proof membranes or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.

We have not at this present time conducted any intrusive or destructive testing of the fabric of the property and in particular we cannot confirm that the property is free from asbestos or high alumina cement construction.

This report has been prepared for the sole benefit of Mr. Shazhad Arshid and his lenders.

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Yours faithfully,



D. Haigh

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