

CONSULTING STRUCTURAL & CIVIL ENGINEERS
GEO-ENVIRONMENTAL ENGINEERS
PARTY WALL SURVEYORS

STRUCTURAL ENGINEER'S REPORT

at

40 Cawdor Road, Fallowfield, Manchester

Ref: SMM-22331-002SER

Date: 29/10/18

1. INTRODUCTION

1.1 Client

Student Cribbs, 81 Palace Gardens Terrace, LONDON W8 4AT

1.2 Location of Property

40 Cawdor Road, Fallowfield, Manchester M14 6LQ

1.3 Purpose of Report

To inspect the property with reference to existing structural movements and structural defects in the load-bearing elements of the property – in particular cracking noted in GVA's Summary Technical Due Diligence Report dated September 2018 and to provide a Structural Engineer's Report.

1.4 Scope of Report

The inspection carried out was visual only and did not include any exploratory investigation of the property. Woodwork and other parts of the structure which were covered or inaccessible were not inspected and we are therefore unable to report that any such part of the property is free from defect. All crack widths are approximate.

All directions given in this report are as viewed from the front of the property.

1.5 Date of Inspection

23 October 2018.

1.6 Description of property

The property is a mid-terrace Victorian house that has been converted into student accommodation with 2 bedrooms on the ground floor and 4 bedrooms on the first floor. It has brick elevations and a dual-pitch roof. The original two storey rear outrigger has been extended with a single storey area.

2. GROUND FLOOR INTERNAL INSPECTION

Hall

Minor vertical crack above front side of doorway into front bedroom. Left-hand party wall leans a little to the left at the front door. Slight slope in floor down to the middle area of the rear hallway.

No access to understair cupboard due to stored bikes.

Front Bedroom (right side)

Plaster repairs in ceiling. Old vertical crack top front of door into hall. Floor slopes a little down to the rear left corner.

Rear Bedroom (right side)

Condensation around head of window in rear elevation. Old repaired cracking at junction of left-hand wall and rear wall. Old repaired vertical crack in rear front of doorway. Slight slope in floor down to front left corner.

Shower Room (at front of outrigger)

Fully tiled. No visible defects of structural significance.

Kitchen/Living Room (in outrigger)

Minor vertical crack in right-hand wall at junction of single storey extension. No other visible defects of structural significance.

3. FIRST FLOOR INTERNAL INSPECTION

Stairwell and Landing

Distortion of ceiling over landing at junction with rear outrigger. Pronounced slopes in landing floor down to the front and rear about a high point in line with the top of the stairs.

Front Bedroom (right side)

No visible defects of structural significance.

Rear Bedroom (right side)

No visible defects of structural significance.

Rear Bedroom (in outrigger)

No visible defects of structural significance apart from some sagging of the floor adjacent to the front wall with the bathroom.

Bathroom (front right of outrigger)

Fully tiled. Floor slopes noticeably down to the rear left. No other visible defects of structural significance.

4. EXTERNAL INSPECTION

Front Elevation

Roof tiles are a little distorted at the ridge and over the right-hand party wall to N° 38. Some slipped tiles over the front bay. Vegetation growing out of base of chimney.

Right Elevation (viewed from front) (outrigger)

Some repaired brickwork. No visible defects of structural significance.

Rear Elevation (main building)

Distortion and sagging of lean-to roof over rear ground floor bedroom window.

Rear Elevation (outrigger at high level)

Some eroded bricks. No visible defects of structural significance.

Rear Elevation (outrigger extension)

No visible defects of structural significance.

5. CONCLUSIONS

- 5.1** There is no visible evidence of recent or ongoing differential foundation movement of this property.
- 5.2** There is some historic movement, in addition to the first floor distortions, but these are largely considered to be the result of increased loading on undersized floor joists when the alterations and stud partition walls were constructed.

6. RECOMMENDATIONS

- 6.1** We draw the Client's attention to the cracking and distortions referred to in the Report. Although this report concludes that the settlement and cracking and distortions are long-standing, it is possible that, as with all properties, they could affect the future sale or valuation of the property if they are not repaired. We would class these repairs as being of a cosmetic nature.

Sheila MacLaren

Sheila MacLaren MA BSc CEng MICE MWES

For and on behalf of R Rhodes & Partners (Consulting) Ltd

Appended:

Client's Guide to a Structural Engineer's Report (SER House Guide)
Instruction To Proceed

CLIENT'S GUIDE TO A STRUCTURAL ENGINEER'S REPORT
BY
R. RHODES & PARTNERS (CONSULTING) LTD

'The Client'	The person signing the Instruction to Proceed.
'The Company'	R Rhodes & Partners (Consulting) Ltd.
'The Property'	The house or property which is to be inspected and on which the Client has instructed the Company to report.

The Report is a written document which describes the results of an inspection of the Property carried out by a Senior Structural or Civil Engineer working for the Company. The Report is prepared on the instructions of the Client and is solely for the use of the Client and their professional advisors (e.g. solicitor, chartered surveyor or estate agent). Liability to third parties for all or any part of the Report is specifically excluded.

The inspection will be visual and will cover only the load-bearing elements of the Property and only those which are reasonably accessible. Woodwork and roof coverings will not be inspected and neither will any parts of the Property which are inaccessible or in the ground. Services (such as drains, gas, water and electricity etc.) are not included in the inspection.

The Company will not inspect every square inch of the Property otherwise the fee payable by the Client would have to be substantially bigger. When instructed by the Client, the scope of the inspection will be limited to faults identified by the Client or identified in a previous chartered surveyor's survey, in which case the remainder of the Property will only be briefly inspected and reported on by the Company.

It is not always possible to discover defects which are concealed, the Company's Senior Structural or Civil Engineer will use intuition and experience regarding inaccessible areas but does not possess X-ray vision!

No tests or exploratory investigations will be carried out but an informed opinion will be given in the Report as to whether faults may exist and whether tests should subsequently be carried out to obtain further information. The detailed design of remedial works is not included in the fee.

When the Company is inspecting a Property which is not owned by the Client, the Company must exercise a degree of care to the occupier. If the occupier of the Property refuses to move obstructions or refuses access to any part of the Property, then the Company must abide by his decision and will record the occupier's refusal in the Report.

The Report will be set out in sections: Introduction, Internal Ground Floor, Internal First Floor, Other Floors, Roof Space, External Elevations, Outbuildings (only where particularly requested), Conclusions, Recommendations.

The Report is not an Insurance or a Warranty regarding the condition of the Property; it is a considered professional opinion given by the Company using reasonable skill, care and diligence, based on their experience in such matters.

SER House Guide 11/2017