

EXAMPLE REPORT. Names, addresses and references have been changed. Published by Site Sage to show the format and content of a building defect diagnosis report.

BUILDING DEFECT DIAGNOSIS REPORT

Reported Cracking — Principally the Front Bay Windows; also Outrigger & Rear Floor

24 Example Road, London E5 0AA



For

Mr and Mrs J Smith, 24 Example Road, London E5 0AA

Prepared by: Dennis Brett MCIQB FFPWS LCGI MPTS

Site Sage Chartered Building Consultancy

Date of inspection: 16 July 2026 | Date of report: 16 July 2026 | Report ref: EXAMPLE



107 Westbury Rise, Church Langley, Essex CM17 9NT
Member of the Chartered Institute of Building
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

CONTENTS

1. Qualifications & Experience of the Surveyor.....	3
2. Instructions.....	3
3. Scope of Inspection.....	3
4. Documents Reviewed & Background.....	4
5. Property Description & Area Context.....	4
6. Inspection Methodology.....	5
7. Observations.....	6
8. Analysis & Diagnosis.....	8
9. Conclusions.....	10
10. Recommendations & Further Investigation.....	10
11. Budget Cost Guidance.....	11
12. Limitations.....	11
13. Declaration.....	12
Appendix A — Photographic Schedule.....	13



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

1. QUALIFICATIONS & EXPERIENCE OF THE SURVEYOR

This report has been prepared by Dennis Brett MCIOB FFPWS LCGI MPTS, Principal Surveyor and Registered Chartered Building Consultant of Site Sage Chartered Building Consultancy. Dennis Brett is a Member of the Chartered Institute of Building (MCIOB), a Fellow of the Faculty of Party Wall Surveyors (FFPWS), a Licentiate of the City & Guilds Institute (LCGI), a member of the Pyramus & Thisbe Society, and holds MPTS membership.

I have worked in the construction industry since 1985 — over 40 years — and have practised as a building surveyor since 2002. My experience includes the diagnosis of subsidence and movement-related defects in residential property, including Victorian terraced housing on shrinkable clay soils in London.

Whilst this report is not prepared under Part 35 of the Civil Procedure Rules, it has been prepared with the same care and objectivity, on the basis of my own inspection and professional opinion, in case it is required in support of an insurance claim or legal proceedings. I confirm that the opinions expressed are my own, are impartial, and are based on the evidence available to me at the date of this report.

2. INSTRUCTIONS

Client:	Mr and Mrs J Smith
Correspondence address:	24 Example Road, London E5 0AA (owner-occupiers)
Property inspected:	24 Example Road, London E5 0AA
Defect reported:	Cracks appearing to internal walls over recent months, with one crack in particular enlarging over recent weeks (client enquiry, 13 July 2026).
Purpose of report:	To inspect and diagnose the cause(s) of the reported cracking on the balance of probabilities, assess associated risks, and provide recommendations for remedial action and further investigation. The report is suitable for submission to the clients' buildings insurer or for obtaining a specification from a structural engineer or contractor.
Fee:	Fixed fee, paid in advance.

3. SCOPE OF INSPECTION

Date and arrival time:	Thursday 16 July 2026, 11.00am
Weather during inspection:	Dry and sunny, approximately 25°C
Weather in preceding weeks:	Prolonged warm, dry conditions, continuing the 2025–26 national soil moisture deficit
State of property:	Occupied and furnished
Those present:	Mr J Smith (owner); Dennis Brett (surveyor)
Access and restrictions:	Access arranged by the client. The property was furnished; access to some wall surfaces was limited accordingly. Cracks were measured where safe, visible access was available.

The inspection was visual and non-invasive. No opening-up of the structure took place. Moisture readings were taken at the base of the ground floor bay window only, and returned readings of zero, with no obvious damp found.



4. DOCUMENTS REVIEWED & BACKGROUND

Documents reviewed: client enquiry and correspondence (13–14 July 2026); signed Fee Agreement and Instruction Form (14 July 2026); a firm of consulting structural engineers, "Report on Internal Cracks" dated 9 May 2023; the clients' verbal account given during the inspection; and the desk-study sources referenced within this report (including BRE Digest 251; NHBC Standards Chapter 4.2 and BRE Digest 240; the Victoria County History, Middlesex vol. 10; British Geological Survey mapping; and Association of British Insurers subsidence claims data as reported in 2025–26).

Reported history

The owners have occupied the property for nine years. Minor cracking near the bay was first recorded in 2023: the the consulting engineers' report (9 May 2023) identified hairline ceiling cracks at first and second floor levels close to the bay window, measured at 0.5–2mm (BRE Digest 251 Category 2), attributed at that time to thermal/differential movement, with advice to monitor. Significantly, that report found no evidence of cracking or repairs to the external front elevation in May 2023.

The owners recall noticing new cracking from around December 2025, affecting the ground floor and first floor bay windows, together with a crack to the landing at the junction of the outrigger and the main house. The cracking has worsened noticeably in the last month, and the crack to the first floor front bedroom bay has grown quickly within recent weeks — this is the clients' main concern. The cracks have not been observed to open and close seasonally. No doors or windows are sticking or out of square. There has been no previous repair or redecoration masking cracks.

The chimney breasts in the area of the original rear lounge have been removed through the full height of the property, consistent with the loft conversion; the method of structural support was not verified during this inspection. There is no known history of subsidence, underpinning or insurance claims at the property. Neighbouring properties show no evidence of subsidence known to the owners; refurbishment works (no basement or structural excavation) were in progress two doors away to the right when viewed from the street. Buildings insurance is in place; the insurer has not yet been notified of the cracking.

5. PROPERTY DESCRIPTION & AREA CONTEXT

The property is a late-Victorian mid-terrace house, circa 1890–1895 (the Victoria County History records Example Road as built up by 1894), of solid brick construction in lime mortar on shallow footings typical of the street, with timber floors and a pitched timber roof. It provides accommodation over three storeys with four bedrooms (three at first floor and a loft room; the loft conversion predates the current owners' occupation). There are canted bay windows to the front at ground and first floor and a bay to the rear, a rear outrigger with a split-level arrangement at first floor, and a later single-storey rear extension added by the current owners with a solid floor. The property faces south-west.

Ground conditions and locality

The property stands in Lower Clapton (Lea Bridge ward, London Borough of Hackney). The locality is underlain by London Clay, capped in places by river-terrace gravels, with ground levels falling east towards the River Lea and Hackney Marshes. London Clay is a highly shrinkable, shrink–swell soil: it loses volume as it dries and swells as it re-wets. Clay-shrinkage subsidence, characterised by seasonal diagonal cracking and typically worst near mature trees, is the recognised defect pattern for shallow-founded Victorian terraces in this part of Hackney. The postcode-specific shrink–swell susceptibility can be confirmed from the British Geological Survey GeoSure dataset (see Section 10).

Climate context — the 2025–26 dry spells

Spring 2025 was the UK's warmest on record and the driest in more than 50 years. The Association of British Insurers reported subsidence claim payments of approximately £153 million in the first half of 2025 alone, supporting almost 9,000 households at an average payout of £17,263 — a recognised subsidence "surge year". Soil moisture deficits persisted into 2026, and a warm, dry start to 2026 has led industry commentators to identify 2026 as a potential second consecutive surge year. In prolonged dry periods, trees on shrinkable clay extend their moisture extraction deeper and wider in search of water, increasing the drying effect on the soil supporting shallow foundations. The timing of the reported acceleration of cracking at this property is consistent with this pattern.

6. INSPECTION METHODOLOGY

Visual, non-invasive inspection of accessible internal and external areas. Crack widths were measured where safe, visible access was available and are categorised against BRE Digest 251 "Assessment of damage in low-rise buildings" (Category 0 hairline to Category 5 major, with Category 2 covering widths up to 5mm). Moisture readings were taken at the base of the ground floor bay window (readings: zero; no obvious damp). The front and rear elevations were photographed, together with each defect location (Appendix A). No opening-up, destructive investigation, laboratory analysis, drainage CCTV survey, structural calculations or specialist testing was undertaken.



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

7. OBSERVATIONS

7.1 Schedule of Cracking

No.	Location & description	Int/Ext	Direction/character	Width	BRE Cat.	At opening?
1	External — ground floor front, left of the left-hand bay window light, low level (with corresponding internal crack on the opposite face of the same wall, radiating from the corner of the window cill)	Ext + Int	Tapered	1.5–2mm tapering to hairline	2	Yes — off cill corner
2	Internal — ground floor lounge bay, bottom right-hand corner of window (viewed from inside)	Int	Tapered	1.5–3mm	2	Yes — off cill corner
3	First floor front — across the ceiling by the bay window, diagonal in character	Int	Diagonal, tapered	Hairline–1mm	1–2	Near opening
4	First floor — top right-hand side of bay to main wall, running to the party wall and returning along the party wall	Int	Tapered	Hairline–1mm	1–2	No
5	First floor — top left-hand side above bay, main wall to party wall through the cornice; horizontal across the bay, diagonal at the party wall	Int	Horizontal/diagonal, tapered	Hairline–2mm	2	No
6	First floor front bedroom — hairline crack across ceiling at bay window, extending through the corners	Int	Hairline	Hairline	0–1	Corners of bay
7	First floor front bedroom — nib at bottom left-hand side of bay: cracks rising diagonally to the left-hand side and returning to the party wall; horizontal and diagonal in character	Int	Horizontal/diagonal, tapered	Up to 1.5mm	2	Bay nib
8	Middle of house — junction of outrigger and main building (split-level landing)	Int	Vertical	Hairline	0–1	No — junction crack

The cracking to the front bay (cracks 1–7) shows diagonal, tapered cracking radiating from window cill corners at low level, mirrored high-level cracking either side of the bay returning to the party wall, and ceiling cracks at the bay at both floors. Crack 1 is visible both internally and externally on the ground floor; there is no corresponding external cracking at first floor. Damp meter readings taken at the base of the bay were dry (readings of zero). There is no evidence of bulging brickwork, previous structural repairs, or leaning chimney stacks.

7.2 Trees & Vegetation

A mature London Plane street tree stands directly in front of the property, approximately 8 metres high and approximately 4.5 metres from the front bay window (to the right when viewed from the street). The owners report that it is pruned annually by the local authority. The London Plane is a high water-demand, broad-leaved species; at 4.5m distance the foundations lie well within its zone of influence (NHBC Chapter 4.2 / BRE Digest 240 treat foundations within one mature tree height as inside the zone of influence, and the species can reach 25–30m at maturity).

7.3 Drainage

No drainage problems or blockages are known to the owners. To the right-hand side of the bay window a rainwater pipe discharges to a gully which, on the balance of the visible evidence, may serve a soakaway rather than the main drainage system. If so, discharge close to the bay foundations would cyclically soften the supporting ground when charged and shrink it during hot, dry weather. A CCTV drainage survey is recommended to establish the position (Section 10). To the left-hand side of the bay an ACO channel already collects and takes surface water away from the area.

7.4 Foundations, Bays & Movement

The bay is constructed on a shallower footing than the main house, as is typical of the period; differential settlement of bay windows relative to the main structure is a very common consequence. The external ground level is below DPC level at the front and sub-floor ventilation is present. A degree of differential movement was noted to the ground floor at the rear, at the threshold between the kitchen/hall (original suspended timber floor) and the rear extension (solid floor) — this is attributable to normal differential behaviour of the two floor constructions and is unrelated to the movement at the front bay.

7.5 Rear Bay & Other Observations

The rear bay window shows no significant cracking internally or externally, save for very fine historic hairline marks; repointing is required in isolated areas around the rear bay. The junction crack between the outrigger and main house (crack 8) is a hairline, vertical crack of superficial character.

8. ANALYSIS & DIAGNOSIS

8.1 Front bay cracking (cracks 1–7)

On the balance of probabilities, the most likely cause of the cracking to the front bay is clay-shrinkage subsidence causing rotational/differential movement of the shallow-founded bay relative to the main house. The observed pattern — diagonal, tapered cracks radiating from the corners of window openings (the weakest points), mirrored high-level cracking either side of the bay returning to the party wall, and the ground floor crack visible on both faces of the solid wall — is characteristic of downward/rotational movement of the bay. The movement is not currently excessive: the recorded damage falls within BRE Digest 251 Category 2 (aesthetic to slight).

Three factors, in combination, are the probable drivers: (i) the mature London Plane approximately 4.5m from the bay, extracting moisture from the shrinkable London Clay — an effect intensified during prolonged dry weather as roots extend in search of water; (ii) the exceptional 2025–26 dry spells and accumulated soil moisture deficit, which correlate with the reported acceleration of the cracking; and (iii) the possible soakaway adjacent to the right-hand side of the bay, which if confirmed would alternately soften and shrink the supporting ground. The bay's shallow footing makes it the most vulnerable element to all three. It is further noted that the first floor cracking is wider on the right-hand side of the bay — the opposite side to the ground floor crack — a distribution consistent with root-related differential movement beneath the bay acting in combination with the factors above.

The 2023 the consulting engineers' findings are consistent with this progression: in May 2023 the damage was confined to minor internal ceiling cracks attributed to thermal/differential movement, with no external cracking. External cracking has since emerged and internal cracking has spread and accelerated through the 2025–26 dry period — a pattern more consistent with progressive ground movement than with purely thermal behaviour.

8.2 Outrigger junction crack (crack 8)

The hairline vertical crack at the junction of the outrigger and the main house is a common and well-understood feature of Victorian terraces. The rear outrigger is typically built off shallower footings than the taller main house, and the junction acts as a natural stress-relief line between two elements of differing height, stiffness and foundation depth, which move at slightly different rates with seasonal thermal and moisture cycles. This crack is superficial and aesthetic only: it can be filled and decorated over if it bothers the owners, and it is likely to reappear between seasons. It does not represent a structural problem requiring attention.

8.3 Rear floor junction

The slight differential movement at the ground floor threshold between the original suspended timber floor and the solid floor of the rear extension reflects normal differential behaviour between the two floor constructions and is unrelated to the movement at the front bay.

8.4 Alternative causes considered

Thermal/differential movement alone (the 2023 attribution) does not adequately explain the subsequent emergence of external cracking, the concentration of tapered diagonal cracking at the bay, or the recent acceleration during dry weather. The removal of the chimney breasts in the rear lounge was considered: the breasts appear to have been removed through the full height of the property (consistent with the loft conversion), leaving no offset masonry loads; the location is remote from the front bay and there is no associated cracking pattern. It is discounted as a cause of the bay movement. The method of support was not verified, but no evidence of related distress was observed. Drainage leakage to the main drains is not indicated (no known blockages; moisture readings at the bay base were zero), though the possible soakaway remains to be confirmed. Wall-tie corrosion does not apply to solid walls; there is no bulging, no leaning stacks, and no evidence of previous structural repair. Heave from tree removal does not apply — no trees have been removed.

EXAMPLE ONLY
Copyright Site Sage Chartered Building Consultancy
Not for use, copying or reproduction



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

9. CONCLUSIONS

On the balance of probabilities the front bay is undergoing clay-shrinkage subsidence with rotational/differential movement relative to the main house, driven by the combination of the adjacent London Plane street tree, the exceptional 2025–26 dry weather, and possibly the suspected soakaway beside the bay. The current damage is slight (BRE Category 2 maximum) and the property is in no sense unsafe, but the recent acceleration warrants proper investigation and monitoring now, and the clients' insurer should be notified. The outrigger junction crack and the rear floor threshold movement are superficial, seasonal matters requiring no structural attention.

Urgency category:	Necessary — investigate and monitor now; not an emergency
Damage category (BRE 251):	2 (slight) — maximum recorded width 3mm
Habitability affected:	No
Occupation during any works:	Yes

10. RECOMMENDATIONS & FURTHER INVESTIGATION

10.1 Insurance — important advice

The clients should check their buildings insurance policy and notify their insurer of the suspected subsidence without delay. Subsidence is an insured peril under most buildings policies, and late notification could prejudice or jeopardise a claim. Once notified, the insurer will investigate matters further at its own cost — typically commissioning monitoring, drainage investigation and arboricultural assessment — and will liaise directly with the local authority regarding the London Plane street tree, which is within the highway and under the council's control. The clients should also review policy clauses on excess and on notification obligations.

10.2 Further investigation

(a) CCTV drainage survey — first priority — to establish whether the gully to the right-hand side of the bay discharges to a soakaway and to confirm the integrity of drainage runs near the bay. (b) Crack monitoring over 6 to 12 months (through a full seasonal cycle), using calibrated tell-tales read periodically. Specialist crack monitoring firms serving London include, for example, Construction Testing Services (CTS) and SML Subsidence — neither has been used by Site Sage and no endorsement is given; the clients should check reviews and satisfy themselves as to suitability before engaging any firm. In practice the insurer will normally arrange monitoring within a claim, so commissioning it independently is advisable but not obligatory at this stage. (c) Arboricultural report on the London Plane — the clients may request this directly from the local authority, which prunes the tree annually. (d) BGS GeoSure shrink–swell susceptibility data for E5 0AA — a postcode-level dataset published by the British Geological Survey grading the shrink–swell hazard of the mapped soils; obtaining this would corroborate the ground conditions assumed in this report. (e) Property and neighbouring claims history via the insurer (CUE database).



10.3 Remedial works

Structural repair should follow, not precede, the monitoring and investigation. If monitoring shows movement has stabilised (for example following drainage repair and/or tree management by the council), repair is likely to comprise crack stitching/repair and redecoration rather than underpinning. The outrigger junction crack and minor cracking may simply be filled and decorated, accepting that fine seasonal cracks may reappear. Repointing is required in isolated areas around the rear bay, and the minor external defects observed around the front bay (cracking to the window surrounds and minor pointing defects) should be made good at the same time as the crack repairs. The works should be undertaken by a suitably competent contractor experienced in this type of repair. The contractor should inspect the property, verify dimensions and site conditions, and provide a fixed quotation before works commence.

11. BUDGET COST GUIDANCE

Item	Description	Indicative budget (£)
1	CCTV drainage survey	£200 – £400
2	Crack monitoring, 6–12 months (if commissioned privately)	£500 – £1,200
3	Crack repair, stitching and redecoration (subject to monitoring outcome)	£1,000 – £3,000 (subject to monitoring outcome)
4	Repointing in isolated areas around rear bay	£300 – £600

Budget costs are indicative only, are based on published London price guidance current at July 2026, and are subject to contractor quotation.

12. LIMITATIONS

This report is based upon a visual inspection only unless expressly stated otherwise. No opening-up, destructive investigation, laboratory analysis, drainage CCTV survey, structural calculations or specialist testing was undertaken unless specifically recorded. Further intrusive investigation may be required to confirm the full extent and precise cause of certain defects.

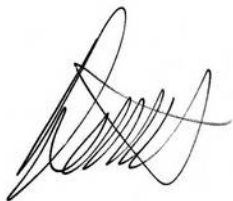
In particular: no opening-up of the structure took place; moisture readings were taken at the base of the ground floor bay window only (readings of zero; no obvious damp found); cracks were measured only where safe, visible access was available; and the property was furnished, limiting access to some wall surfaces. The suspected soakaway has not been confirmed and is the subject of the recommended drainage survey.



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

13. DECLARATION

I declare that I have personally inspected the above property and have prepared this report. The opinions expressed are impartial, are my own, and are based on the evidence available to me at the date of this report.



Signed:	
Name:	Dennis Brett MCIQB FFPWS LCGI MPTS
Title:	Registered Chartered Building Consultant
Firm:	Site Sage Chartered Building Consultancy
Address:	107 Westbury Rise, Church Langley, Essex CM17 9NT
Mobile / Email / Web:	07793 056226 dennisbrett@sitesage.co.uk www.sitesage.co.uk
Date:	16 July 2026



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

APPENDIX A — PHOTOGRAPHIC SCHEDULE

Photographs taken by Dennis Brett during the inspection on 16 July 2026, grouped by location.

EXAMPLE ONLY
Copyright Site Sage Chartered Building Consultancy
Not for use, copying or reproduction



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

A1 — General Front Elevation

The property viewed from Example Road: a late-Victorian mid-terrace with a two-storey canted bay window, of solid brick in lime mortar. The mature London Plane street tree stands immediately to the front, and cracking is visible to the rendered front boundary wall.



Photo 1



Photo 2



Photo 3



Photo 4

A2 — Roadside London Plane Tree to Front of Property

The London Plane street tree, approximately 8 metres high and approximately 4.5 metres from the front bay window, pruned annually by the local authority. Note the lifted/bulging paving slabs in its vicinity, indicative of root activity, and the left-hand side crack to the bay visible from this viewpoint.



Photo 5



Photo 6



Photo 7



Photo 8

A3 — External: Front, Left-Hand Side of Bay Window

External, left-hand side of the bay: Crack 1 — low level, left of the left-hand bay light, measured at 1.5–2mm tapering to hairline (BRE Category 2; see crack gauge photographs for measured widths). Minor cracking is also present around the window surrounds. The ACO channel to this side collects and takes surface water away from the bay.



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

EXAMPLE ©
Copyright Site Sage Chartered Building Consultancy
Not for use, copying or reproduction

A4 — External: Middle of Bay Window

External, middle of the bay: general condition, with minor defects around the window surrounds; no significant structural cracking to this face.



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

A5 — External: Front, Right-Hand Side of Bay Window

External, right-hand side of the bay: the rainwater pipe discharging to a gully suspected to serve a soakaway (subject to the recommended CCTV drainage survey), together with minor external defects around the bay.



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

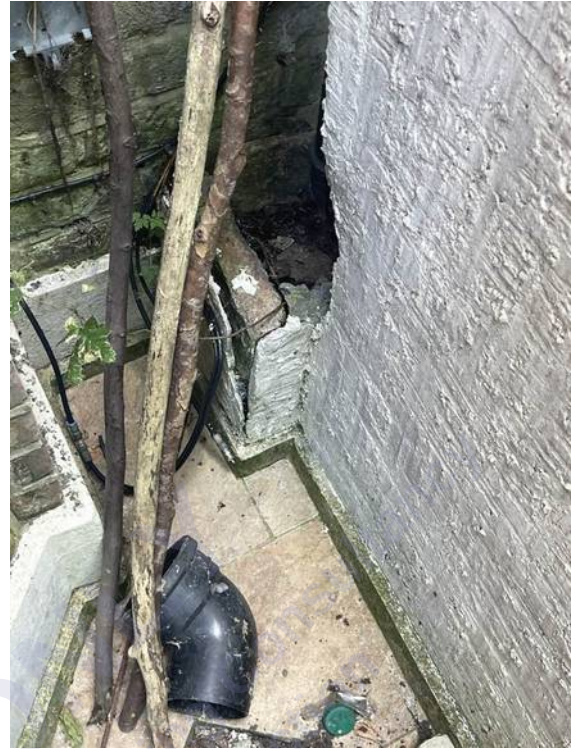


Photo 37



Photo 38



Photo 39

A6 — Internal: Ground Floor Bay Window to Lounge

Internal, ground floor lounge bay: Cracks 1 and 2 radiating from the corners of the window cill — the weakest points — with widths of 1.5–3mm (BRE Category 2; the crack gauge photographs record the measured widths in millimetres). Damp meter readings taken at the base of the bay were dry (readings of zero).



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

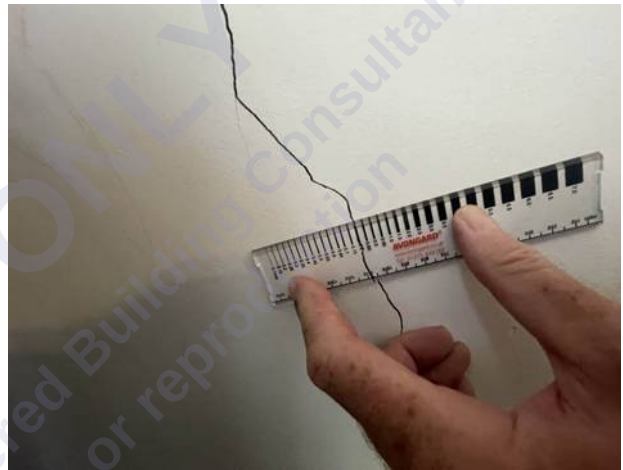


Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

Photo 63



Photo 64

A7 — Internal: First Floor Bay Window to Master Bedroom

Internal, first floor master bedroom bay: Cracks 3–7, including the hairline ceiling crack extending through the corners of the bay, the tapered cracks to the top left- and right-hand sides returning to the party wall (hairline to 2mm), and the diagonal cracking at the bay nib (up to 1.5mm). The cracking at this level is wider on the right-hand side — the opposite side to the ground floor crack — which may indicate tree-root related differential movement acting in combination with the other factors identified in this report.



Photo 65



Photo 66



Photo 67



Photo 68

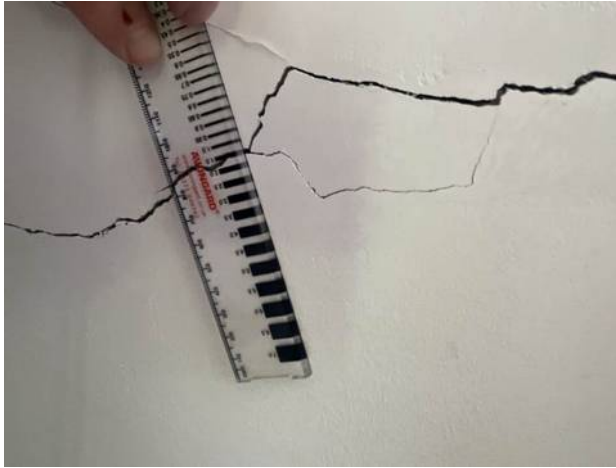


Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

EXAMPLE ONLY
Copyright Site Sage Chartered Building Consultancy
Not for use, copying or reproduction



107 Westbury Rise, Church Langley, Essex CM17 9NT
Fellow FPWS · Member, Pyramus & Thisbe Society
Licentiate of the City & Guilds Institute (LCGI)

A8 — Internal: First Floor Junction of Outrigger and Main House

Internal, first floor landing: Crack 8 — a hairline vertical crack at the junction of the outrigger and the main house; a superficial, seasonal feature typical of this form of construction, requiring decoration only.



Photo 80

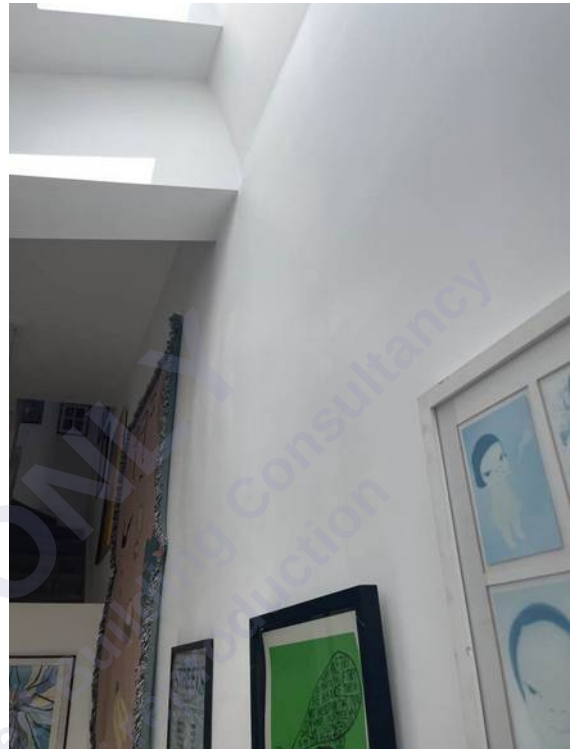


Photo 81



Photo 82

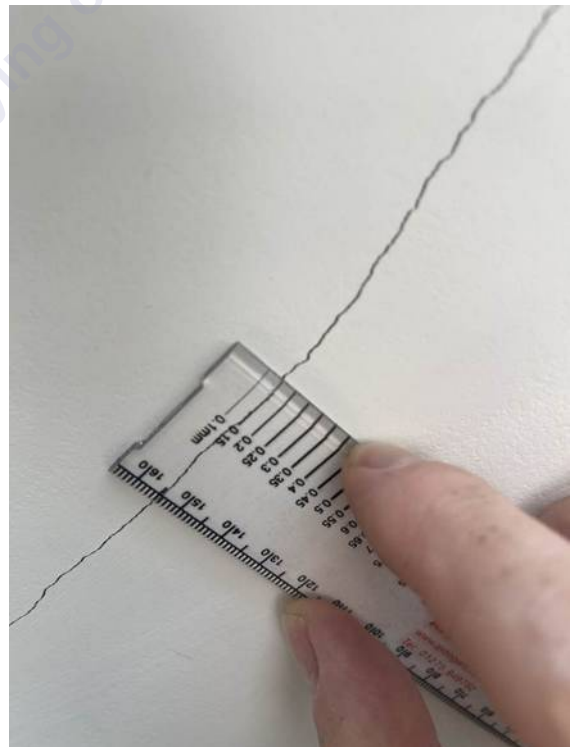


Photo 83



Photo 84



Photo 85

EXAMPLE ONLY
Copyright Site Sage Chartered Building Consultancy
Not for use, copying or reproduction

A9 — External: Rear Bay Window

External, rear bay: no significant cracking internally or externally, save for very fine historic hairline marks. Repointing is required in isolated areas around the rear bay.



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

A10 — Ground Floor Hall / Kitchen Floor Junction

The ground floor threshold between the hall/kitchen (original suspended timber floor) and the rear extension (solid floor): slight differential movement between the two floor constructions, unrelated to the movement at the front bay.



Photo 91



Photo 92



Photo 93