

CERTIFICATE OF STRUCTURAL ADEQUACY

Name of Client: Mrs Hargreaves

Address of Property: The Red House, Brickyard Lane, Wymondham, LE14 2BL

Terms of appointment: We were appointed to proactively project manage this claim within the terms of your Building Insurance Policy.

Our Reference: IFS-AVI-SUB-22-0102114

Insurer Claim Reference: 4502080201

1. **Area of Property Damaged by Subsidence.**

At our Engineers initial review, damage was indicative of downward and rotational movement, with damage observed to the hall, stairs, landing, front right bedroom and lounge.

2. **Cause of damage to the property.**

This is to certify that, as required by our terms of appointment, we have appraised the property as regards to the above damage, which in our professional opinion has been caused by: Defective drainage as identified from our Drainage Investigations.

3. **Property Stabilisation Measures.**

The following remedial action of: The defective drainage was repaired as recommended. A period of time was allowed for the ground to stabilise

4. **Superstructure Repairs/Redecoration.**

Our approved contractors, Virtue Property and Renovations Ltd, carried out crack repairs and redecorations, as per the Schedule of Repairs.

This certificate is for the sole benefit of the above named client and may not be relied on by any other person whatsoever. Transfer of the benefit of this certificate to any party other than the client to whom it is addressed will only be permitted with the written permission of Innovation Property (UK) Ltd. Before agreeing to any transfer of benefit Innovation Property (UK) Ltd may require to re-inspect the property, for which a fee may be charged.

Signed: Innovation Property UK

Date: 13 May 2024

For and on behalf of Innovation Property (UK) Limited.

Address: Bembridge House, 1300 Parkway, Solent Business Park, Whiteley, Hampshire, PO15 7AE

This certificate is a considered professional opinion and is not a warranty or guarantee as regards the works undertaken, and no liability shall attach to us except to the extent that we have failed to exercise reasonable skill, care and diligence in the provision of our services under our Terms of Appointment. This certificate is not a certificate of design of construction as defined in The Building Act 1984 and The Building (Approved Inspectors etc.) Regulations.

We have only examined and addressed the problems with the building relating to this particular episode of subsidence. We have not extended our inspection to other parts of the structure and therefore cannot comment on their adequacy or otherwise.