



Chartered
Building
Surveyor

INSPECTION REPORT

for

**“WOODSIDE”
ASHBROOKE RANGE
ASHBROOKE
SUNDERLAND
SR2 9BP**

on behalf of

MR E LAYBOURNE

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Regulated by RICS



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SURVEY DETAILS

Client: Mr E Laybourne

Subject property: "Woodside", Ashbrooke Range, Ashbrooke, Sunderland, SR2 9BP

Property inspected by: Alan Potter MRICS

Date of inspection: Tuesday 31st October 2023

Date of report: Monday 06th November 2023

1.0 INTRODUCTION

1.1 Instructions

In accordance with the instruction received from Mr Laybourne, I have carried out an inspection of the subject property in order to advise upon a mature tree located in the rear garden, with particular regard to its proximity to the property and the potential for associated structural damage.

1.2 Location

The property is located within an established residential area comprising a mix of property types.

1.3 The Property

The property comprises a detached house of traditional construction and which is believed to have been built in the 1970s.

1.4 Weather

Dry for the duration of the inspection.

1.5 Limitations

This report is for the use of the party to whom it is addressed and should be used within the context of the instruction under which it is prepared, and which is set out in item 1.1.

It may be disclosed to other professional advisors in respect of this purpose. No responsibility is accepted to any third party for the whole or part of its contents.

No opening up works have been carried out to expose foundations and it is, therefore, not possible to comment on their form of construction or condition.

2.0 INSPECTION REPORT

The inspection was undertaken externally, with observations as follows:

A mature deciduous Sycamore tree is present to the rear garden, located around 5.300m from the rear of the house, and which is estimated as being around 25.000m in height.

Lateral tree roots were noted at ground level in close proximity to the external walls of the house.

Displacement to nearby block paving is reasonably assumed as related to the actions of roots.

General external inspection did not make any further observations which are pertinent to this instruction.

3.0 CONCLUSIONS and RECOMENDATIONS

Whether a tree is likely to be bearing or bear any influence on a property in the future is dependent on two factors, namely:

1. Whether roots are under or can get under foundations. This is known as Direct Damage and comprises physical damage to foundations by expansion of the trunk and root growth.
2. The capacity of those roots to abstract moisture. This is known as Indirect Damage and is caused by the removal of moisture from shrinkable clay subsoils. It occurs when the subsoil is at its driest as the roots continue to withdraw moisture causing the ground to dry out and crack.

The "Zone of Influence" for a Sycamore, within which the tree rots can damage the building structure, is typically considered as being around 50% of the mature tree height, which in this instance would be around 12.000m

The subject tree is located within such a zone and whilst no associated structural defects were noted, there remains significant potential for such occurrences in the future, and with root growth noted immediately adjacent to the external walls supporting such conclusions.

I would therefore recommend that the subject Sycamore tree be felled/removed by an appropriately experienced specialist contractor.

4.0 RELATED PARTY DISCLOSURE

I am not aware that there is any conflict of interest as defined in the RICS Rules of Conduct.

I confirm that I have inspected the property and prepared this report, and which I hope you find self-explanatory and that I have interpreted your requirements correctly; but should you have any queries or wish to discuss the issues arising, then please do not hesitate to give me a call.

Signed:

A handwritten signature in black ink, appearing to read 'Alan Potter', written over a horizontal line.

Alan Potter MRICS Chartered Building Surveyor
RICS membership number: 0859070

Schedule of Photographs



1. Sycamore tree



2. Lateral root growth



3. Displaced block paving