

2<sup>nd</sup> May 2024

Maxim Residential

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REF: NDS/6950/001

Dear Maxim Residential

**32B High Street, Emsworth, PO10 7AW**

I confirm visiting the above property to carry out a structural assessment of the existing ceiling joists where the ceiling partitioning is to be removed and provide details of any additional strengthening works in this area. I comment as follows;

- 1.0 The ceiling joists comprised mainly older timber sections of varying sizes measuring approximately 50-90mm wide and were approximately 75-100mm deep. A number of newer joists were noted. The ends of the majority of the older joists had been affected by rot to varying degrees. The older ceiling joists had also shrunk reducing the effectiveness of the timber joint at their junction with the supporting timber sections. The combination of these two defects could lead to the ceiling joists failing at their support locations.
- 2.0 In my view the ceiling structure in the area where the ceiling partitioning is to be removed is substandard.
- 3.0 A support arrangement to the roof structure in the area where the ceiling joists are to be removed is shown on drawing 6950/01.

I trust this report is satisfactory for your purposes, however should you have any queries please do not hesitate to contact me.

Yours faithfully



Nigel de Silva  
BSc (Hons) C.Eng. M.I.Struct.E.