

JG/MS/1573.01

18 May 2009

For the attention of Harry Mackay

Wilburn Homes Ltd
6 Dalfaber Industrial Estate
Aviemore
PH22 1ST

Dear Sirs

BALNAGOWAN STEADING, NETHYBRIDGE

Further to our visual inspection and reporting on the above property we are writing to confirm that we have reviewed the report which has been prepared by Nortec Consulting Engineers Ltd on behalf of the Cairngorm National Park Authority. We comment as follows:

1. Our report included inspection of trial pits which exposed stone masonry below ground level.
2. Nortec's survey states that their report is "based on a walkover survey"
3. The Nortec report state that "there does not appear to be any settlement of the building"

During our visit we note "considerable cracking" along with a large crack in the south west corner.

4. During our inspection we also viewed very poor stone masonry to the lower level retaining wall.

The stonework viewed contained no mortar.

5. Our report states that "due to the condition of the masonry we do not see how this (remedial works) could be carried out in a safe manner."
6. The Nortec report states "poor quality construction, the inner core being loose masonry and this section would not be so easily retained. A system of temporary works could be devised to support the upper section of wall while the lower section is rebuilt, but this could be costly.
7. As state in our report we do not see how this could be carried out in a safe manner and not put operatives at risk of falling masonry.
8. The Nortec report is a factual report and takes no recognition of Health & Safety issues.

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9. Nortec's final statement queries the viability of any remedial works in terms of cost only. Health & Safety matters should also be considered.

We trust the above is clear and is sufficient for your requirements, however should you have any queries or comments please contact us.

Yours faithfully



**J GRANT
DIRECTOR**