

# STRUCTURAL INSPECTION REPORT



**PROPERTY:** The Steading, Braes of Balnagowen

**CLIENT:** Wilburn Homes

**OWNER:** Wilburn Homes

**DATE:** 8 April 2008

## 1.0 INTRODUCTION

As requested by D.Murray of Wilburn Homes we visited the above property on Thursday 31<sup>st</sup> January 2008 to carry out a visual survey of the property which was due for renovation and had been stripped back to the stonework and visible joists and roof timbers.

The structure was visible internally at the time of the inspection. Formation stones were exposed along with excavated pits to facilitate inspection of the stonework below ground level.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

## 2.0 INSPECTION

This 2 storey property appears to be at least 100 years old.

The property is of stone masonry construction with a pitched slated roof.

The upper floor and roof trusses are of timber construction.

The lower storey is partially located below ground level with no damp proof courses or tanking being evident.

The masonry viewed is in a poor condition and is of varied construction.

Ground containing organic material was also noted below exposed formation stones.

The masonry located below ground level which has been exposed was in a very poor condition and appeared to have been constructed without mortar joints.

A number of considerable cracks were also noted in the masonry including a distinct dip in the roof line.

The roof and floor timbers are also of a questionable standard. The timbers viewed contained rot and woodworm.

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### 3.0 CONCLUSIONS/RECOMMENDATIONS

This property is in a very poor condition.

The masonry viewed to the lower section of the property is in an unstable condition and formation stones are situated on material containing organic material.

To stabilise and renovate this property the lower masonry below ground level would require to be rebuilt. The formation stones elsewhere would also require to be underpinned.

The roof and upper floor joists would also require to be replaced.

A tanking system and damp proof membranes would also be required to prevent moisture ingress.

Unfortunately we do not see how this could be carried out in a safe manner and retain the building.

Therefore we recommend that the property is demolished and rebuilt utilising modern materials.

The foundations for the new property should be taken through the unsuitable material onto the natural sands & gravels.



