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Our Ref: PGW/15L/B13813/14LET

Your Ref:

Date: 14th December 2015

Mr M. Haworth
29 Hayhurst Road
Whalley
Clitheroe
BB7 9RL

Dear Sirs,

RE: LANE ENDS COTTAGE, HUNTINGDON HALL LANE, DUTTON

STRUCTURAL APPRAISAL

We would confirm having attended the above property and have carried out a visual inspection as you instructed.

The survey was instigated relative to the pending purchase of the property. The scope of our brief was to inspect and report upon the general structural condition of the property, this report is restricted to this specific matter. It was not within the scope of our brief to prepare a detailed schedule/specification of remedial works or to supervise any such works. We did not have the opportunity to monitor the condition of the property over a period of time, nor was it within our brief to undertake any works to expose the foundations of the house. At the time of our inspection the property was vacant but partly furnished.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors Report which would cover in detail such items as serviceability, damp-proof course, gutters, roof finishes, electrical goods and the like, which represent the fabric of the building.

DIRECTOR: **P. G. Wright** B.Sc. (Hons) C.Eng. M.I.Struct.E.
CONSULTANT: **J. Crosbie** C.Eng. M.I.Struct.E. F.Cons.E.

REGISTERED IN ENGLAND No.: 2903487

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The property is a two storey detached house built circa late 1800's in a traditional manner with solid stone external walls being partially rendered, slated duo pitched ridged roof and part solid part suspended timber board and joist ground floor construction.

The property incorporates a single storey lean to garage to the left hand side of the property and to the rear, the property incorporates a single storey projection and a single storey uPVC conservatory.

The exterior of the property has been examined and the following observations recorded.

The wall to the front elevation of the property is in general in a fair and reasonable condition being reasonably plumb within acceptable tolerance and the coursing level. The elevation is covered with ivy together with the right hand elevation. The right hand elevation incorporates a single ground floor window and it was noted that a slight crack was evident commencing at the top near corner of the window progressing upwards for approximately 300mm. The elevation incorporates a chimney, and it was noted that the stack had a slight inward lean and also some weathering of the joints was evident. Dark staining of the stonework was evident running downwards from the chimney suggesting that water penetration may have occurred within the chimney flue. To the rear elevation the wall was in general noted to be in a fair and reasonable condition, the coursing was noted to be generally level and the wall reasonably plumb within acceptable tolerance. A slight vertical crack was evident at the junction between the main house and the lean to garage. To the left hand elevation at high level the wall incorporates thin render and numerous historic cracks were evident within the render. The wall to the garage was noted to be in general in a fair and reasonable condition and was noted to be reasonably plumb.

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The roof when viewed from the adjacent road would appear to be to a reasonable alignment.

Internally, although the property does appear to have not been decorated for a substantial number of years the property shows no evidence of any significant structural distress. The walls were noted to be uneven but there was no evidence of any general structural distortions noted. The floors were noted to be reasonably level although they were noted, particularly to the perimeter of the building, to be slightly uneven due to the age of the property.

The void within the roof space was inspected by a head and shoulders inspection from the hatch within the landing. The roof elements which could be inspected appeared to be in a reasonable condition and showed no evidence of any distress.

We have not inspected the woodwork or any part of the structure which is inaccessible therefore we cannot report that such part is free from defect. We have not checked member sizes for compliance with Building Regulations 2000 or Codes of Practice.

In conclusion from the findings from our inspection we would advise you that the property is in general in a fair and reasonable condition and shows no evidence of any significant structural distress having occurred. A crack evident to the gable wall to the side of the window is required to be raked out and filled. The chimney to the right hand gable wall was noted to have a slight lean and weathering of the joints appeared to the top. There was also evidence of dark staining to the top of the gable wall which suggests that water penetration may be occurring to the flue. We thus consider that the chimney stack should be taken down and re-built, at the same time any flashing should be checked and re-sealed. To the rear elevation a slight crack between the garage and the main house is required to be raked out and re-pointed. To the left hand

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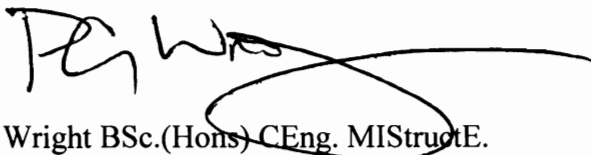
elevation at high level the render has numerous historic cracks and we would consider that the render to this part should be hacked off and re-rendered.

The front and right hand elevation does incorporate ivy, and we would advise that vegetation growth can affect the integrity of the wall, should the vegetation become embedded in any cracks etc. We would advise that careful monitoring of the ivy should be undertaken to ensure that the condition of the wall is not compromised by the growth of the vegetation.

This report is our opinion of the conditions as they existed at the time of inspection, we have not inspected the foundation or tested drains.

We trust that this correspondence is of assistance.

Yours faithfully



P G Wright BSc.(Hons) CEng. MIStructE.
JAMES CROSBIE ASSOCIATES LTD

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