



Structural Report Concerning:
Outbuildings
Crow Trees Barn
Crow Trees Brow
Chatburn, Clitheroe
BB7 4AA

Client: Mr Peter Baker
Crow Trees Barn
Crow Trees Brow
Chatburn, Clitheroe
BB7 4AA

Date: 18/05/2022

Our Ref: 2122173 / Crow Trees Barn, Clitheroe (Baker)

Remit

Undertake non-invasive, visual, structural assessment of the specified, detached outbuildings and provide report on their present structural condition for consideration in the proposed conversion of the barns to ancillary accommodation.

Report of Structural Inspection Concerning

Outbuildings (as per LMP Architects Provisional 05/05/22 Plan Sheet 22/018/E01)
Crow Trees Barn
Crow Trees Brow
Chatburn, Clitheroe
BB7 4AA

Prepared for

Mr Peter Baker
Crow Trees Barn
Crow Trees Brow
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Date prepared

18/05/2022

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1. INTRODUCTION

A visual inspection of the single storey, detached, barn type outbuildings, as indicated on site by the client, was undertaken on the morning of Wednesday 18th May 2022, following written instruction by the client Mr Peter Baker.

The inspection and report on the existing condition of the outbuildings were requested mainly with consideration to the proposed development of the outbuildings to provide ancillary accommodation at the property.

At the time of inspection, the weather was dry and sunny.

The site observations are presented in brief note form and only those observations relevant to structural condition or movement are included. Where the visual assessments gained during the inspection fall into the categories of structurally 'normal' or 'serviceable' categories, further detailed notes are not included.

It is to be noted that any parts of the structure covered, unexposed or inaccessible were not examined during the inspection. Woodwork was not examined and therefore cannot be confirmed free from defect.

The reader's attention is also drawn to the 'Conditions of Structural Inspection' appended to the report.

This report is provided for the sole use of the named client and is confidential to the client and their professional advisers. Responsibility for the report is to the client alone and unless otherwise stated is not extended beyond the client.

It is expected that any risk to the property from historic mining activities and flooding will be addressed by others.

2. THE PROPERTY

The property at Crow Trees Barn is a large, detached house converted in 2008 and a detached, group of single storey, barn type buildings which are presently used for a range of storage purposes.

The buildings are within a generous plot within the village. Generally, the ground across the plot slopes down from right to left, following the slope of Crow Trees Brow, but is level front to back. There are several large mature trees, including beech trees, along the boundary line with the road.

The outbuildings are described by the LMP Architects provisional drawings dated 05/05/2022, Existing Floor Plans and Elevations, sheet number 22/018/E01, which show an L-shaped, single storey building on a sloped site, located as shown in their sheet 22/018/L01, 05/05/2022. Proposed ancillary accommodation conversion of the barns is shown on their provisional sheet 22/018/P02 dated 09/05/202.

On site, the outbuildings are seen as an attached group of three, low single storey height, buildings, constructed with stone elevations under pitched, slate roofs. One corner of a building is attached to a third party, two storey, stone barn.

The local ground around much of the outbuildings frontage is hard landscaped but across the rear, within third party land, it was overgrown mostly by nettles at the time of the inspection.

The interiors of most of the sections of the buildings are in use for storage.

To better facilitate recognition of the external and internal walls, floors and roofs of the outbuildings, the LMP Architects provisional 09/05/22, Proposed Floor Plans and Elevations Drawing Number 22/018/P02 is used to identify the elements of the outbuildings. The sections of the outbuildings are named as presented in this Proposed Conversion Ground Floor Plan, as attached below in this report.

3. PROVIDED INFORMATION

Email from client on 13/05/2022 at 13.38

- Including text:

The buildings in question are outbuildings to the main barn/house (which itself was converted in 2008). The outbuildings in question have an area of around 700 sq ft.

We are looking to convert the outbuildings into a dwelling. We therefore need you to assess the current condition and suitability for the modifications that James is proposing.

Email from client's architect (LMP Architects) on 09/05/2022 at 16.40

- Provisional drawings dated 05/05/2022, Existing Floor Plans and Elevations, sheet number 22/018/E01,
- Located as shown in their sheet 22/018/L01, 05/05/2022.
- Proposing to develop the building for residential use as per LMP Architects provisional proposed sheet 22/018/P02 dated 09/05/202

On site from client on 18/05/2022

- On arrival on site, client indicated outbuildings to be inspected
- Understands that the house barn dates to around 1660
- Timber mezzanine floor structure in Bed 1 barn is to be soon completely removed

4. OBSERVATIONS

4.1 Conventions

The relevant site observations are presented in brief note form. Not all defects are necessarily noted.

The locations are given as viewing the outbuildings facing the front elevation from outside, with the front elevation taken as those facing towards Crow Trees Brow.

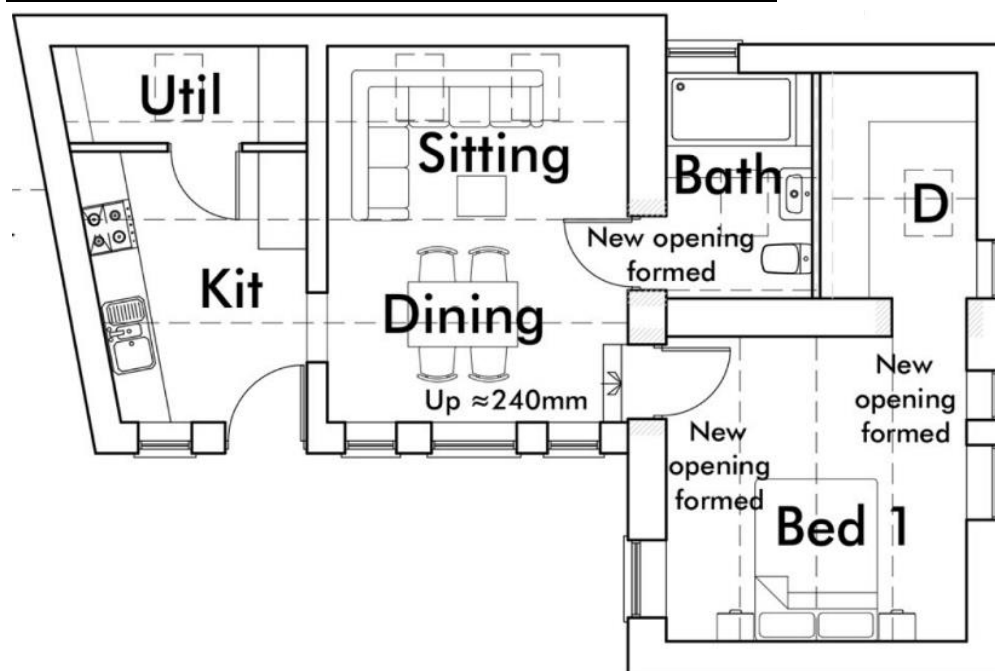
Observations have been made from external ground level and internal floor level by the naked eye and without taking any destructive or disturbing actions, unless stated.

Unless specific measurements are given, the visible damage to walls of the property or part thereof, is described in terms of 'hairline(0), fine (1), slight (2), moderate (3), severe (4) or very severe (5)' cracking, generally as defined in Table 1 of the Building Research Establishment Digest 251, 'Assessment of Damage in Low Rise Buildings'.

For clarity, the parts of the outbuildings are recognised within this report based on the named rooms in LMP Architects Provisional Proposed Ground Floor Plan on Sheet Number 22/018/P02, stamped PROVISIONAL 09/05/22 and provided below (with permission from LMP ARCHITECTS).

Provisional Existing and Proposed wall layouts shown in Architects' sheets are the same. External faces of outbuildings' elevations are inspected and recorded first, followed by the internal faces of each of the named rooms

Proposed Conversion Ground Floor Plan (LMP ARCHITECTS)



4.2 External

(Bed 1) Bedroom block external

1. Bedroom Front Gable Elevation

- Refer to Photographs 1 and 2
- Single storey height gable elevation; random stone with wide mortar beds; no modern repairs; wall thickness almost 500mm
- Local ground slopes down from right to left; mainly loose stone covered ground with rose bush against wall face
- No basal stone cracks
- Patch of some half square metre at top right corner with loose mortar
- Patch of stonework at bottom right corner with open mortar beds
- Three faintly cracked stones near right corner
- Faint vertical mortar cracking near right corner; corner verticality serviceable
- Several faint mortar cracks including at wall centre
- Wall profile tilts over to rear at top; +/-10/1000 distortion; inwards bulge; profile serviceable

2. Bedroom Right Side Elevation

- Refer to Photographs 3 to 5
- Single storey height of some 2.6 metres, random stone, wall thickness measured 465mm; likely to be rubble filled masonry but not confirmed
- Central low level window and rear of centre high window; timber frames; front stone sill slopes down to front 8/1000 and rear stone sill slopes down to front 15/1000; stone lintels above windows
- No cracking across base of wall; local outside ground some 400mm higher than inside floor level
- Local ground covered by slate chippings; plastic rainwater down pipe spills to open ground at front corner
- Open mortar beds; no signs of past/modern repairs to mortar beds
- Vertical crack forward of central window, extends above and below lintel; vertical crack to rear of central window extends to upper window sill stone level; crack widths 6-10mm; appear long standing
- Wall profile slightly bulging; tilts to right at top in region of 25-30/1000; serviceable

3. Bedroom Rear Elevation Above Lean-To Roof Of (D) Dressing Room

- Refer to Photographs 6 and 7
- Single storey height, exposed across apex above line of lean-to pitched roof of adjoining block (D + Bath); random stone with wide mortar beds and pointing

- Small opening with stone lintel to left of centre; rusting metal component mounted across opening (needs to be removed)
- Vertical crack extends between apex and mortar flashing to roof
- No marked gaps across mortar flashing; short sections of loose and displaced flashing mortar
- Wall face appears to bulge inwards but generally vertical; profile serviceable

4. Bedroom Left Side Elevation

- Refer to Photographs 8 to 10
- Exposed external forward of dining room front elevation and above line of dining room roof pitched canopy
- Single storey height to some 3.3 metres; random stone with wide mortar beds; wall thickness measured at door 450mm; no apparent modern repairs
- Hard landscaped ground at base of wall
- Open patch of missing and loose stone of some half square metre at base of wall to rear of door; small open patch of missing basal stonework forward of door; early repairs required; no cracks above openings
- Door stone lintel supported by door timber frame at rear bearing; door stone lintel slopes down to rear 10/1000; hair mortar cracking above door front edge; faint gap between door frame and stonework, does not appear recent
- Stone lintel retained in wall to rear and above level of door top stone; long standing stone infill of assumed opening above; gap in mortar at front end with 3mm cracking below
- Vertical 3mm crack near corner with dining room front elevation
- Front corner tilts overs to front 10/1000; wall profile serviceable

5. Roof

- Refer to Photograph 11
- Pitched side to side over front and rear gables; slate canopy
- Profiles slightly sagging but serviceable

(D) Dressing room and (Bath) bathroom blocks external

6. Dressing Room Right Side Elevation

- Refer to Photograph 12
- Taken to be long standing addition to the rear of the 'Bed 1' barn
- Low single storey height, reducing down to rear with line of pitched roof, from some 2.4m to 0.8m above local ground surface
- Random stone construction to some 320mm thickness as measured at door opening; no apparent modern extensive repairs to mortar beds

- Door opening at front end; timber lintel deteriorated, lintel slopes down to rear 75/1000
- Concrete covered ground next to base of wall; no marked surface disturbances
- Gap at front end at junction to 'bed 1' barn right side elevation stonework; width of gap increases towards top of wall to some 40mm
- Short mortar crack next to rear end of door lintel
- Wall profile at centre of wall length, tilts over to right at top 15-20/1000

7. Dressing Room and Bathroom Rear Elevation

- Refer to Photograph 13
- Single storey height, regular/random stone; built in two sections of left dressing room and right bathroom; slightly different style of stonework at each section and step in face at junction
- Door at left end; stone lintel with support provided by timber frame of door unit and with crude mortar repairs at right bearing
- Base some half metre height of wall masked by dense stinging nettle growth
- Wall face distortion at junction of two apparent sections; no marked mortar openings at junction; serviceable

8. Roof

- Refer to Photographs 6 and 13
- Mono-pitched, slate roof, pitched down from bedroom rear gable elevation
- Profile serviceable; some loose slates
- No marked gaps across mortar flashing; short sections of loose and displaced flashing mortar

Sitting/dining room and (Util) utility/kitchen (Kit) external

9. Sitting Room and Utility Rear Elevation

- Refer to Photographs 14 to 16
- Single storey height; regular/random stone
- Stored materials across base of wall face
- At right one metre length, including less than half metre width of corner return, open mortar beds and cracking of some 5mm width; repaired mortar beds at top of corner
- Appears that a top course of stone has been rebuilt or added; exposed timber wall plate deteriorated
- Wall profile vertical
- Left end of elevation against third party barn two storey stone wall

10. Dining and Kitchen Front Elevation

- Refer to Photograph 17
- Single storey height; regular stone faced; appears to be later construction compared to bedroom barn building; wall thickness 350mm
- Two doors and three windows; stone frame surrounds to window openings; shallow stone and timber lintels above doors
- No cracks across base of wall; hard landscaped ground next to wall, channel for rainwater blocked by debris, central rainwater down pipe; gully at left end; slight ground slope down to left
- Left and centre window sill stones level and right stone slopes down to right
- At right window 4mm gap at stone edge
- Lost mortar at stonework at base of left corner over some one metre height
- Multiple hair mortar cracks
- Exposed timber wall plate; timber deteriorated
- Wall face profile at left and centre vertical and tilts over to front at top 10/1000 at right end of wall; serviceable

11. Kitchen Left Side Elevation

- Refer to Photograph 18
- Single storey height to line of front slope of pitched roof; exposed externally forward of side elevation of third party two storey barn of similar type stone faced
- Stone, different types; wide mortar beds; possible modern repointing
- Adjacent ground mix of hard landscaped and covered by timber decking
- No basal cracks
- No openings down rear corner
- Open mortar beds
- Wall profile tilts over to right at top 15-20/1000; slightly distorted
- Front corner vertical
- Wall profile serviceable

12. Sitting/Dining/Kitchen/Utility Roof

- Refer to Photographs 19 to 22
- Pitched roof; slate canopy
- Slope and ridge profiles sagging
- Greater sagging across sitting/dining area

4.3 Internal

1. Notes

- Notes presented under headings of rooms as named in proposed conversion plans, with nomenclature on plan sheet in brackets if different from full name
- Present usage noted
- All on ground floor level
- Mezzanine floor of bedroom (Bed 1) not assessed as it is to be removed
- Principally the internal faces of elevations assessed and any partition walls
- General condition of visible floor surfaces noted
- Roof structural timbers noted
- Internal observations for outbuildings presented in same order as external observations

2. Bedroom (Bed 1)

- Refer to Photographs 23 to 27
- Door stone step cracked
- Extensive stored goods
- Solid floor, old concrete surface, stepped up slightly beyond some one and half metres from left edge of room; on visible areas no marked floor cracks noted
- Wall faces mainly thinly rendered and white painted; appears long standing
- Front gable, multiple faint vertical cracks; profile distorted inwards at centre 25/1000 and vertical at left; wider cracking at apex right edge, below right of centre and below left purlin; opening in left corner; below right purlin crack some 10mm width; vertical crack near right corner
- Right elevation with window; not painted above level of mezzanine timber floor; badly disintegrated sandstone lintel above window; several vertical cracks to rear and above window, 5-10mm widths; below mezzanine floor, forward of window, wall profile tilts over to right at top 10/1000; some fallen patches of thin render
- Rear gable elevation (partition wall with proposed D dressing room); central stepped out panel; no door opening; central vertical crack extends over full height of wall, widest at top, width estimated at some 30mm, appears long standing; at mid-wall height cracking tracks to left as faint cracking and continues down to stored goods covered wall area
- Left elevation wall and at rear end wall forming partition with dining room; central full height vertical crack up to 8mm width; profile uneven but verticality serviceable
- Roof structural timbers comprised of one purlin on each slope, rafters and good sized ridge board; exposed slates, no torching

2. Dressing Room (D)

- Refer to Photographs 28 and 29
- Currently used as wood store; tall pile of stored logs; apparent hard packed ground at floor; white painted walls
- Front partition wall formed from bedroom barn rear gable; no door opening; wall profile tilts over to rear at top 20/1000; no cracks; profile serviceable
- Right elevation wall with door; partly covered by stored logs; wall thickness measured at door 350mm; white painted surface; profile tilts over to right at top 20/1000; cracking at rear end, including diagonal crack down to front to base; filled and further faint openings in front corner; cracking above and below door lintel
- Rear elevation wall, extensively covered by stored logs
- Left wall, regular stone; (to divide off bathroom); gap in front corner; vertical cracks 8mm and 2mm widths; profile vertical
- Open to roof canopy; timber purlin at front and centre; five timber rafters at spacing 400mm; timber battens; timber deterioration; loose slates, no felt or torching

3. Bathroom (Bath)

- Refer to Photographs 30 to 32
- Access off third party land to rear of outbuildings; old stored logs in room
- Appears to be hard packed ground for floor; no marked surface disturbances
- Wall faces white painted, appears long standing
- Rear wall with door; wall thickness at door measured 340mm; short crack at base of wall to right of door; lintel at wall inner face not effective as has no bearing white painted; tilts over to rear at top 15/1000; diagonal crack across full width of wall to right of door, width 8mm, joins to right wall cracking
- Left wall, partition wall with sitting/dining room and taken to be original elevation of this block; vertical crack near front end and at rear end below purlin; cracking of width 8mm, centre crack 2mm
- Right wall separates off dressing room
- Open to roof canopy; purlins and rafters as in (D); exposed slates

4. Sitting and Dining Room

- Refer to Photographs 33 to 37
- Extensive stored goods
- Sett covered and stepped concrete floor surfaces; no visible surface cracks
- Wall surfaces cement rendered over basal height of some one metre and white painted above
- Front elevation with central door and two windows; timber lintels deteriorated; rendered base face tilts out at top 3-4/1000; wall profile serviceable

- Right wall; at line of bedroom rear elevation gap in stonework with hair cracking in basal render; render wall face tilts over to right at top 15/1000; gap appears long standing; multiple hair cracks
- Rear elevation; profile vertical at top and base tilts over to rear 20/1000; hair horizontal cracking positioned some 400mm down from top of wall
- Left partition wall; single solid common brick (nine inch) construction with door opening near front end; brick courses level; no cracks; no openings in corners; profile serviceable
- Roof with one timber purlin on each slope, appear undersized for long span, bowed and distorted; ridge sagging; long rafters, some distorted

5. Kitchen (Kit) and Utility (Util) Rooms

- Refer to Photographs 38 to 43
- Not currently divided by wall into kitchen and utility room as shown in provisional proposed accommodation plan sheet; open plan front to rear as in sitting and dining room
- Stored goods
- Solid floor, stepped concrete; no cracks on visible areas
- Walls rendered at base over height of some one metre and wall stonework above painted
- Front elevation with door and window; inner door timber lintel deteriorated; wall profile tilts outwards at top 10/1000; rendered wall profile vertical; profile serviceable
- Left gable with central panel of wider stones of same type as seen on corner of adjoining third party two storey barn building; gap of up to 25mm between quoin stones; opening in rear corner some 25 mm width; bottom rendered wall over to left at top 10/1000 and painted stone area tilts over to right at top 10/1000; serviceable
- Rear wall; hair horizontal cracking near wall top; hair vertical cracks; cracking on basal render near left corner possibly related to removal of pipes disturbances; bottom rendered wall over to rear 25/1000 and painted stone area vertical; serviceable
- Right partition wall, brick as noted in dining room; profile vertical
- Roof with one timber purlin on each slope, rafters and ridge beam; rear purlin sagging and front purlin profile acceptable; two of the rafters twisted, one badly distorted; slates, no torching mortar or felt

5. CONCLUSIONS

5.1 Summary

It is the overall conclusion from the visual structural inspection that the outbuildings at Crow Trees Barn are in a structural condition from which it would be suitable to undertake conversion work into ancillary accommodation.

5.2 Foundations

There is not evidence of marked past settlement or of recent settlement or subsidence to indicate the essential need for intrusive investigations of the foundations or to indicate the need for consideration of foundation repairs.

However, it should not be assumed that the outbuildings are provided with foundations built to meet modern standards, due mainly to their ages.

It would be prudent to improve the rainwater drainage around the buildings to protect the local ground from future saturation.

5.2 Elevations

The stone elevations are mainly structurally serviceable and do not require rebuilding. However, they would benefit from repairs such as strapping of cracks, repointing and attention to lintels.

5.3 Roofs

The roofs are formed as three units, pitched over the bedroom barn, mono-pitched over the dressing room and bathroom barn and pitched over the remaining barn. All have structural timber support comprised of purlins, rafters and ridge board. They are all structurally functional at present but require extensive refurbishment or replacement for future ancillary accommodation use.

5.4 Interior

The conditions of the internal faces of the elevations mirrored that noted on the external faces. The partition walls are a mix of the stone construction of the barns and a single solid brick wall. All are structurally serviceable and do not require to be rebuilt. The lintels above openings remain functional but will require repairs in future.

There is no visual evidence to indicate that the solid floors of the barn outbuildings indicated particular structural issues for the barns.

6. RECOMMENDATIONS

6.1 Note

These works do not fully address all the works which will be undertaken to convert the outbuildings for ancillary accommodation use. They address the current use of the outbuildings for storage purposes.

6.2 Drainage around outbuildings

Provide adequate drainage, including for disposal of rainwater, around the buildings.

6.3 Wall cracks

At all cracks on wall external and internal faces, of widths greater than 5mm as seen at present, scrape out the mortar, install crack stitching bars and repoint with mortar suitable for stonework. Other cracks need only be repointed with material suitable for stonework. Systems which may be used may include such as:


- Ancon Staifix Crack Stitching Kit
www.ancon.co.uk/products/wall-ties-restraint-fixings/the-ancon-staifix-range/crack-stitching-kit
- Wykamol Thor Helical Remedial Crack Kit
wykamol.com/products/Crack-stitching-bar

6.4 Open stonework at Bedroom (Bed 1) barn left elevation

The open patches of open stonework at the base of the bedroom barn left side elevations are to be repaired/rebuilt as soon as possible.

6.5 Lintels

Provide adequate lintel support above window and door openings.



O. Keskin ; MEng CEng MICE
On behalf of Keskin Tencon Limited

7. PHOTOGRAPHS (*Naming Consistent With Proposed Plan On Page 5*)

Photograph 1: Bedroom Front Elevation



Photograph 2: Bedroom Front Elevation At Top Right



Photograph 3: Bedroom Right Side Elevation



Photograph 4: Bedroom Right Side Elevation Front Window Opening



Photograph 5: Bedroom Right Side Elevation Rear Window Opening



Photograph 6: Bedroom Rear Elevation



Photograph 7: Cracking In Bedroom Rear Elevation



Photograph 8: Bedroom Left Side Elevation



Photograph 9: Bedroom Left Side Elevation To Rear Of Doorway



Photograph 10: Bedroom Left Side Elevation At Ground Level



Photograph 11: Bedroom & Bathroom Roof Canopy



Photograph 12: Bathroom Right Side Elevation



Photograph 13: Bathroom Rear Elevation & Roof Canopy



Photograph 14: Sitting Room & Utility Rear Elevation



Photograph 15: Sitting Room & Utility Rear Elevation At Right



Photograph 16: Sitting Room & Utility Rear Elevation At Left



Photograph 17: Dining Room & Kitchen Front Elevation



Photograph 18: Kitchen Left Side Elevation



Photograph 19: Sitting Room Roof Canopy At Rear



Photograph 20: Utility Room Roof Canopy At Rear



Photograph 21: Dining Room Roof Canopy At Front



Photograph 22: Kitchen Roof Canopy At Front



Photograph 23: Bedroom Front Elevation



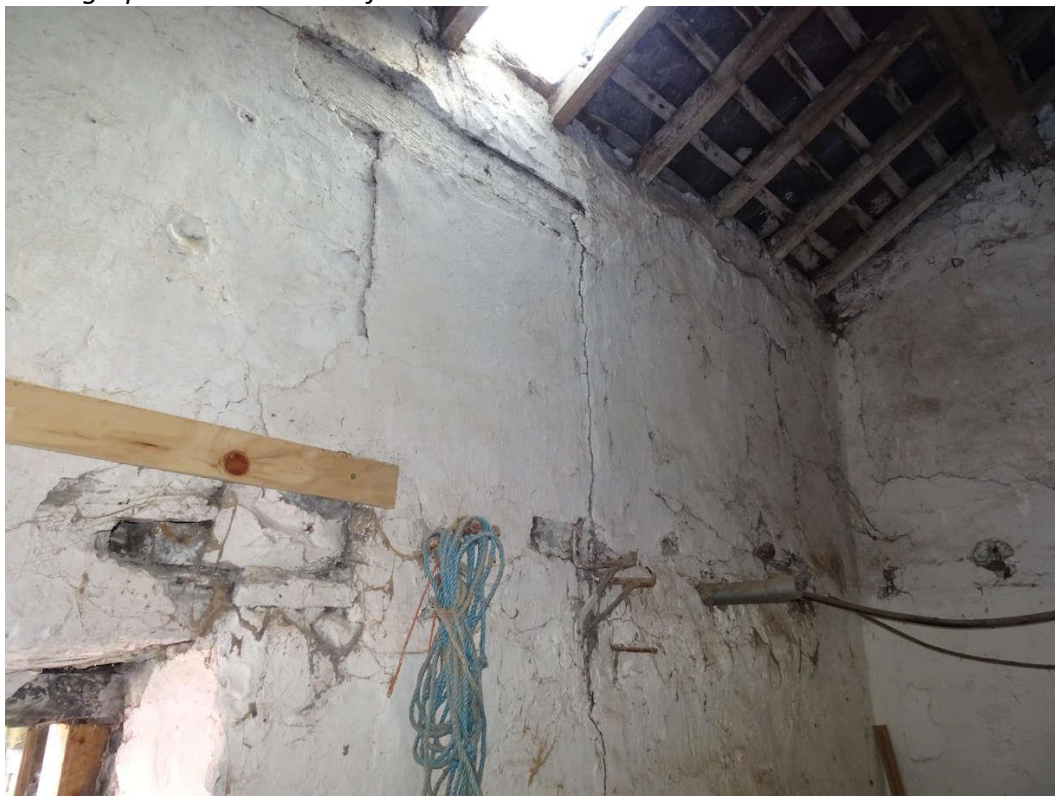
Photograph 24: Bedroom Front Right Corner



Photograph 25: Bedroom Right Side Elevation



Photograph 26: Bedroom Left Side Elevation



Photograph 27: Bedroom Rear Elevation



Photograph 28: Dressing Room Left Partition



Photograph 29: Dressing Room At Rear



Photograph 30: Bathroom Front Partition



Photograph 31: Bathroom Rear Elevation



Photograph 32: Bathroom Right Partition



Photograph 33: Dining Room Front Elevation



Photograph 34: Sitting Room / Dining Room Right Partition



Photograph 35: Sitting Room / Dining Room Left Partition



Photograph 36: Sitting Room Rear Elevation



Photograph 37: Sitting Room / Dining Room Roof Canopy



Photograph 38: Kitchen Front Elevation



Photograph 39: Utility Room Rear Elevation



Photograph 40: Kitchen / Utility Right Partition



Photograph 41: Kitchen / Utility Room Left Elevation



Photograph 42: Utility Room Left Elevation At Junction With Adjacent Property



Photograph 43: Kitchen / Utility Room Roof Canopy



Conditions of Structural Inspections

Instructions to carry out the structural inspection are accepted on the following basis, unless specific instructions are given by the client and either agreed in writing by the Structural Engineer or form part of Appendix A. The object of the inspection and report is to assess the structural integrity of the property or the specified part of the property; not all structural defects are necessarily recorded.

1. The inspection will be completed externally from ground level and internally from floor level by the naked eye, unless otherwise stated.
2. The inspection and report are limited to the structural elements of the property, they include the foundations if visible, walls, columns, floors and any other members considered necessary for inspection by the engineer.
3. Only the exposed elements and safely accessible areas of the property will be inspected. The engineer will not excavate or routinely move or disturb fittings, furniture, wall coverings, or lift back fitted floor coverings. No responsibility will be accepted for defects which are concealed and it is assumed that no effort has been made to conceal any defects or structural inadequacies within the property.
4. Where there is evidence to indicate the need for a more detailed investigation, recommendation will be made, such as to expose the foundations or a beam or to provide access to the under floor void or the roof void where none existed before. Such further investigations will require permission from the property owner and will be the subject of an additional fee. The engineer will not be responsible for the costs of reinstatement.
5. The roof void will be inspected only if it is considered necessary by the engineer; access will be attempted if a hatch is available and of appropriate size and it is considered safe to do so; high or low confined areas of the void will not be inspected.
6. The property inspection does not include investigations of woodwork, services or damp proofing, therefore the existence of any possible defects in these will not be reported unless of structural relevance.
7. Outbuildings, garages, gardens, yards, boundary walls and local surroundings will be only briefly inspected unless specific reference has been made to one by the client or a potential hazard is indicated to the main building; timber sheds and green houses will not be inspected.
8. Where a repairs' schedule is included in the report, only brief outline details of the purely structural aspects of the recommended works are provided. Advice concerning any required structural designs for the repairs or alterations must be subject of a further separate instruction and will incur further costs to the client.
9. Easement, planning and other aspects of statutory authorities are not within the scope of the report.
10. This report is provided for the sole use of the named client and is confidential to the client and their professional advisers. Responsibility for the report is to the client alone and unless otherwise stated is not extended beyond the client.
11. The Structural Engineer will take appropriate steps to remedy any defect in the Services for which the Structural Engineer is responsible and which is promptly notified to it by the Owners. However, the maximum liability of the Structural Engineer to the Owner arising out of this Agreement shall not exceed one hundred times the fees for the project and the Structural Engineer will have no other liability to the Owner, whether in contract or in tort, for any loss or damage suffered by the Owner, whether direct, indirect or consequential including, but not limited to, loss of profit and loss of use.