

FAIRCLOUGH
CONSULTING STRUCTURAL ENGINEERS
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

EAST VIEW, 62 BROOKFIELDS ROAD, IPSTONES, STAFFORDSHIRE

2 April 2022

Report No: 220318

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : East View
62 Brookfields Road
Ipstones
Staffordshire
2. Client : Emma Nowill
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the property.
4. The report is required for planning/listed building consent.
5. The property was inspected on the 25th March 2022.

EXTENT AND LIMITATIONS OF THE SURVEY & REPORT

6. This inspection report is limited in its scope to the instructions as noted above. We have not inspected parts of the property or defects that are not relevant to the instructions unless noted in this report. Our inspection was a visual inspection internally and externally as necessary subject to safe and reasonable access being available. We shall only report upon those structural defects that materially affect the stability of the property and provided that these defects are reasonably detectable at the time of our inspection. Whilst we will use all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing defects will not become worse. Internal inspection is made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floor boards, remove panels or plaster, or move heavier items of furniture. 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. Such unexposed parts may contain problems and you would need to make special arrangements for these areas to be investigated if you require confirmation about their condition.
7. We are not qualified to comment upon: drainage, electrical systems, water systems, heating systems, gas and electrical systems, condition/rot/insect infestation/fungal infestation of timber, damp penetration, mechanical installations, decorative condition, mouldings, coverings, and all other non-structural matters. If we happen to notice any problems in these areas which we recognise we will draw this to your

attention, however you should not assume that the absence of any such comments means that the property is free from defect in these areas.

8. This report has been prepared for the named client and for a particular purpose. Any liability, which may arise, is therefore restricted to the client and the client's professional advisers in relation to that stated purpose.

ORIENTATION

9. For the purpose of this report, unless otherwise stated, the front elevation is that which faces the public road or path from which access to the property is given and all references to left and right are given as if viewing the property from the front.

DESCRIPTION OF THE PROPERTY

10. The property comprises a two bedroom traditionally constructed detached house with stone elevations, and a pitched roof. There is a 1742 date stone on the front elevation. I understand that the property was formerly two one bedroom cottages. I do not know the date of conversion but it would appear to have been many years in the past.
11. No details were available of any structural problems that may have occurred, nor of any structural repairs or structural alterations that may have been made to the property or to neighbouring properties except as noted in this report.

EXTERNAL OBSERVATIONS

ROOF

12. The roof was observed from ground level. The roof is pitched and covered with tiles. The roof is a bit deflected but within acceptable limits for a property of this type and age.

ELEVATIONS

13. The elevations were visually inspected from ground level. The elevations are faced in dressed stone. Horizontal lines are somewhat out of level but well within the limits expected in a property of this type and age. The elevations are plumb within the tolerances normally expected. There are no indications of roof/eaves spread. Other than as noted above there are no cracks, gaps, or other signs of recent structurally significant movement.

14. There are some minor cracks, mostly to the front and right hand side elevation.
15. There is a much more noticeable crack to the central part of the left hand side gable elevation; this crack has been re-pointed and then reopened but the re-opening has weathered and rounded edges indicating that it is old. There are no indications of any recent movement. There is a large internal flue/chimney breast at this part of the property.

REAR EXTENSION

16. There is a single storey lean-to roofed single storey extension at the rear. The extension has brick and rendered elevations and a tiled pitched roof. There are no indications of any recent structurally significant movement to the extension or between the extension and the main part of the property.

GARAGE AND CONSERVATORY

17. There is a timber framed garage and conservatory to the left hand side and rear of the property. These parts are in a very poor condition with extensive areas of rot and are on the point of becoming structurally unsafe.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

18. First floor living space is formed within the roof space and as a consequence many of the roof timbers are not accessible for inspection but there was nothing to raise any particular concerns or suspicions in this regard. Some of the exposed timbers show indications of worm infestation/rot but this appears to be historic and there are no signs of any recent structurally significant deflection or movement to the roof structure.

CEILINGS

19. The ceilings are plastered. There are no signs of recent structurally significant movement at the ceiling/wall junctions or within the ceilings themselves.

FIRST FLOOR

20. This floor is of suspended timber construction. The floor does not sag significantly and there are no signs of recent structurally significant movement at the wall/floor junctions. The floor is out of level in places but within acceptable limits for a property of this type and age.

GROUND FLOOR

21. The floor is covered with tiles could not be inspected. There are no indications of any defect that would effect the structural stability of the property. The floor is of solid ground bearing construction.

WALLS

22. The internal wall surfaces are plastered. There are no recent structurally significant cracks or any other signs of recent structural movement. Door heads are out of level indicating old movement.

CONCLUSIONS & RECOMMENDATIONS

23. I saw no indication of any structurally significant defect or recent structurally significant movement to the main part of the house or to the single storey rear extension.
24. The large crack on the left hand side gable elevation is clearly old and is not matched by any internal cracks or other signs of recent movement. The most likely explanation for this crack is thermal movement within the masonry caused by the hot flue gasses in the chimney breast. Now that open fires are not in regular use there should be no further movement. No action is required in this regard other than to re-point the cracks.
25. The other external cracks are not of any structural significance and no action is required other than re-pointing.
26. The garage and conservatory at the left hand side and rear of the property are in a very bad state of repair and are on the point of becoming structurally unsafe. These parts of the property should be demolished.



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