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Mr M Guild
c/o Guild Homes
17 Academy Street
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Structures
Infrastructure
Flood Risk
Environmental
Hydrology
Transportation

Dear Sirs,

INSPECTION AT LOCHMILL, FORFAR

We thank you for your recent telephone request for a structural inspection of the above noted property, which was carried out on 1st October 2021. The weather on the day of the inspection was dry but windy. Our inspection was non-disruptive and consisted of internal and external viewing only.

The subjects comprise a one and half storey former farm house building with slated roofs on timber trusses, timber floors and sandstone masonry walls.

Externally, the roof is in poor condition with slates missing or slipping out of position. There is vegetation growing in the gutters. The exposed timber rafter ends appear in poor condition. The stonework is generally weathered and a number of the stone lintels and mullions are in very poor condition with cracks evident. On the front elevation there is a gable elevation in the middle of the elevation. This full height section of the building is pulling out from the remainder of the dwelling. On the east side of this feature, it was noted that this outward movement is pulling sections of the masonry wall outwards. This movement is estimated to be around 50mm. there is evidence of previous repairs having been carried out but these have also failed. Around the building there are gaps of varying sizes and depths where the mortar has been washed out.

Internally, there are areas of damp on ceilings. There are severe cracks in the area of that central area that projects out at the front of the dwelling. Some of the cracks are up to 50mm wide. It was noted that some of the cracks had previously been repaired but have since opened up. Deviations in the floor level were also noted.

In light of the foregoing, we are of the opinion that the dwelling has suffered significant settlement. The settlement appears to be causing the front gable feature area to be pulling out at the head, away from the remainder of the building. Severe cracks have resulted in a loss of band and the movement appears to be ongoing. All timbers should be treated as suspect.

In addition to the above a number of important structural members, i.e. lintels and mullions, were noted to be suffering from cracking. Severe loss of mortar was noted at ground level around the building.

Given the severity of the above noted defects, we are of the opinion that the building has reached the end of its useful life and is now in danger of suffering ongoing movement until partial collapse of the front elevation takes place. It is therefore our recommendation that the building be carefully demolished.

Finally, we would point out that we have not inspected parts of the structure which were covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property are free from defect, nor was any inspection made for timber rot or infestation, this being outwith our field of expertise. Any dimensions given are approximate.

Yours faithfully,


Mark Pirrie
Director

