

Our ref CL/165726

11th February 2025

James A Bruce Joiners
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For the Attention of James Bruce

Sent by Email

Dear Sir

165726 – JOINERS SHED, PORTKNOCKIE

We confirm that we carried out an inspection of the above property. The inspection was carried out with regard to the condition of the building after a recent fire.

We enclose our Definition of Scope of a Visual Structural Inspection which forms part of this report.

Introduction



The property is a single storey joiners shed built from blockwork. The shed has been extended with a blockwork extension to the North end.

The original roof is formed with steel profiled sheeting supported on timber purlins spanning from the side walls over 2 intermediate steel beams. The extension roof is formed with steel profiled sheeting supported on timber battens spanning between timber rafters. The roofs span towards the junction between the original building and extension where there is a valley gutter.

Observations

External

There is a large diagonal crack in the south elevation of the building. The crack is along the full height of the rendered wall. There is a horizontal crack near the top of the wall which crosses over the diagonal crack.

The roof verge and courses of block immediately below are noticeably scorched with deformation present in the cladding of the verge.



Cracking is noted on the west elevation of the building near to the corner of the south elevation. The crack is diagonal and runs the full height of the wall. The blockwork at the south corner of the west elevation is badly scorched and there are scorch marks present within the cracking near the top of the wall.

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Observations



External

Large cracks are noted around the window opening of the west elevation. The cracks are at the north side of the window and run vertically from the sill to ground and from mid height of the window to the roof line.

behind.

Along the west and south elevations there are areas where the render has de-bonded and spalled away from the blockwork

The sealant at the junction between the original building and the extension has become loose and is missing in places on the west elevation.

On the east elevation there are repaired cracks around the door openings in the original building and the extension.



Discussion



Internal

The inside of the original building has been affected by fire damage. The blockwork along the south and west elevations are noticeably scorched.

Cracking is present in the blockwork and mortar at the south west corner of the building. The cracks are larger near the roof line of the building. The blockwork to the east of the west-most pier is in better condition with no cracking noted.

The timber purlins within the original building are badly charred with a significant loss of section noted at the junction with the west elevation. The steel sheeting, where visible, is also cracked and flaking.

The steel beams supporting the roof appear to have minimal scorch marks and no signs of any undue deflections or twisting.

The timber rafters within the extension are in good condition with no charring noted.



Discussion

The building has been affected by fire damage. The damage appears to be mostly located to the south west area of the building.

The roof of the original building has been badly affected with the supporting purlins losing a significant amount of section and being badly charred along the full length. The steel beams appear to be structurally unaffected by the fire. We would recommend that the roof structure above the steel beams is completely removed and replaced. The existing steel beams can be retained but they will require to be cleaned back to bare steel and repainted with a suitable protective treatment.

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Discussion

The blockwork in the south west section of the building has been badly scorched with movement and cracking noted. We would recommend that the blockwork be taken down from the west-most pier on the south elevation to the junction with the extension on the west elevation. The walls can be rebuilt off the existing foundations with suitable wall ties installed to connect the rebuilt section to the existing blockwork. The junctions should have a suitable flexible sealant installed as well.

The extension to the north appears to be largely unaffected and no remedial actions are required.

The cracking noted on the east elevation is historic and not a result of the fire. The cracks have been repaired and no further remedial actions are required.

Conclusions and Recommendations

The building has been affected by fire damage. The damage appears to be mostly located to the south west area of the building.

The blockwork from the west-most pier of the south elevation to the junction with the extension on the west elevation should be taken down and rebuilt on the existing foundations.

The roof of the original building should be completely removed above the steel beams and replaced with suitable matching roof structure. The steel beams are in a reasonable condition and can be retained. They should be cleaned back to bright steel and repainted with a suitable protective treatment.

We hope the above is satisfactory for your requirements

Should you wish to discuss any of the above, please do not hesitate to contact the writer.

Yours faithfully

Craig Little
Senior Engineer

Enc

cc File

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OFFICE ONLY - Checked/Approved - Name - **Grant Symon**



Signature

Definition of Scope of Visual Structural Inspection

Inspection will be based on a visual examination of some of the main structural elements of the property, such as internal and external walls. Certain parts of the structure are inaccessible without the removal of furnishings and finishes and these are obviously outwith the scope of a purely visual examination. In the case of floors and roof timbers, comments may be made on the level and stiffness of the floors and line and level of roof timbers. The structural adequacy of the floor and roof is not investigated unless specific instructions on these aspects are requested. Attention may be drawn to non-structural elements which could lead to deterioration of the fabric. Where an opinion is expressed regarding possible settlement, it is based on the visual evidence described above.

If a further more detailed examination is required this can be undertaken at an additional cost and may involve the removal of furnishings and finishes and may involve the taking out of trial pits. Confirmation of the reasons for settlement can only be determined by further investigation. In view of the work involved, the cost of this type of further investigation may be considerable.

In all aspects of a purely visual investigation, we are expressing an opinion of the adequacy of the structure and do not, unless specifically requested, calculate adequacy of the structural elements. No examination of the timber will be made for deterioration of the timber due to woodworm, wet or dry rot and we suggest that a specialist survey is carried out to examine this aspect of the condition of the property. However, if we observe any problems in this context, we would make an observation.

We hope that the above statement defines our position and your requirements, but if you do require any other advice relating to the property, please contact the writer of the report.