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Mr M Handley
24 Alexandra Road
Ashton-under-Lyne
OL6 6JG

18 October 2011

Dear Mr Handley

Structural Engineer's Inspection and Report at: The Bull's Head, Hayfield.

This report is limited to the overall structural integrity of the property. Parts of the structure, including the cellar, which were covered or inaccessible, were not inspected and we are therefore unable to report that any such part of the property is free from defect. All directions given in this report are as viewed facing the front elevation of the property unless stated otherwise. All dimensions are approximate.

Further to our site visit and visual inspection of the above on 10 October 2011, we would like to report the following.

Observations

The subject property is in very good overall structural condition. The defects of structural significance noted during our inspection are as follows:

Right Elevation

The Right Elevation (ie the gable wall) is of random stonework and is over 500mm thick. The external face of the wall is significantly distorted between ground floor level and first floor level. The wall has been distorted for many years. It appears that the wall has been pointed in the recent past. Some cracks are evident in the pointed mortar joints.

Front Elevation

The stone jambs adjacent to the second floor window openings in the Front Elevation are out of plumb with an outward lean. The stone lintels above the right second floor window are out of alignment with and outward bow.

Conclusions & Recommendations

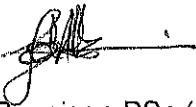
The distortion to the Right Elevation has been evident for many years. However, the cracks noted in the pointed mortar joints suggest that movement of the wall may still be on-going albeit at a very slow rate. We recommend structural remedial work to the wall. The degree of distortion is beyond a remedial wall tie solution. We therefore recommend that the outer skin of the wall is taken down and rebuilt between ground level and first floor level from the front corner towards the rear.

The stone jambs and lintels above the second floor window openings in the Front Elevation should be re-aligned true and plumb and securely tied into the masonry at both sides of the window opening. Remedial wall ties should be introduced. An ideal time to carry out this work would be when the proposed replacement of the window frames is carried out.

Due to the evidence of on-going movement of the Right Elevation and the location of the out-of-plumb stone jambs in the Front Elevations, we recommend that this work is carried out in the very near future.

The distortion to the wall and the out-of-plumb jambs could affect the future sale or valuation of the property if they are not repaired.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J.A. Bennison', is written over a horizontal line.

John A Bennison BSc (Eng) CEng MStructE

For R Rhodes & Partners (Consulting)