

OBSERVATION REPORT

FOR

16, Fountain Street St Peter Port





Our ref: - GSB/GY20244

Date: - 16th September 2020

Mr Danny Vasic
16, Fountain Street
St. Peter Port
GY1 1DA

Dear Mr Vasic,

Re: - 16, Fountain Street, St Peter Port

We confirm your instructions to undertake a formal written report as to the structural condition and recommendations of the shop front head beam at the above.

In preparing this report we confirm that we visited the property on 15th September 2020 to visually inspect the beam for this specific purpose. We confirm that the we were accompanied by your builder and you.

We also confirm that this report is based solely on visual inspection and that no original documental evidence was available and that additional minor opening up was requested.

Observations:

The original render was apparently loose and had to been removed prior to my visit. This is when the damage to the timber beam was found and we were called in.

It was also found that an original lead embedded down pipe to the right-hand side (now unused) had been pierced most probably when installing shop signs.

The head beam was originally carrying a smaller amount of masonry up to the brick arch, the arch has now failed externally due to the rot in the existing timber beams. The timber beams are a pair of 150 x 300 timbers bolted together.



Existing beams totally rotted on the right-hand side, head and also rotted at the central support.

We also investigated the internal section of the double beam at the right-hand side and this was also found to be in very badly rotted state at the bearing end.

The beam in turn is supported by brick/stone columns one either side of the property which also supports the adjacent properties and an off central column. These columns appear to be in an adequate condition.

Conclusion:

This rotten beam now carries the entire weight of the front of the premises, this being 3 floors of masonry, which is now due to the brick arch failure.

This beam will also carry the roof, but as far as can be seen on our initial visit does not carry the floors.

This timber beam is rotted and needs immediate removal and replacement.

It is envisaged that the new beam will be treated steel and then re-rendered to look exactly like the original opening.

Yours sincerely
For and on behalf of
Babbé McCathie.

Gary Bougourd

Managing Director