Aberdeen City Council

Balnagask

Re-inspection Reports

February 2025









Executive Summary

- Fairhurst have been appointed by Aberdeen City Council (ACC) to carry out inspections to assess the condition of the Reinforced Autoclaved Aerated Concrete (RAAC) roof panels at the Balnagask mono-pitched type residential properties in Aberdeen.
- Following intrusive inspections undertaken over the course of 2024, ACC requested reinspections, as part of the short-term management strategy for the properties, in order to
 monitor the condition of the RAAC panels over time and re-assess the risk. To date, the
 following properties have been re-inspected:
 - 276 Balnagask Road
 - 461 Balnagask Road
 - 12 Burnbank terrace
 - 9 Burnbank Terrace
 - 36 Burnbank terrace
 - 38 Burnbank Terrace
 - 26 Farguhar Road
 - 33 Farguhar Road
 - 51 Farquhar Road
 - 16 Lochnagar Road
 - 264 North Balnagask Road
 - 25 Pentland Crescent
- 3. This report provides a summary of the findings from the re-inspections and our re-assessment of the condition and recommendations and / or management strategies for the above properties.
- 4. As before, the re-inspection scope and procedure follows the guidance by The Institution of Structural Engineers (IStructE) - Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment - Further Guidance - April 2023, assessing the following risk factors:
 - End bearing;
 - Anchorage reinforcement;
 - Cut panels;
 - Cracking;
 - Builder's works / building modifications;
 - Water ingress;
 - Deflection measurements;
 - Adverse or changes in loading.
- 5. The re-inspections consisted of re-visiting the affected properties, and undertaking a visual inspection through all previously installed loft hatches, assessing previously identified defects for signs of deterioration, and identifying new defects. The end bearings and anchorage reinforcement were not assessed during the re-inspections, as these were complete at the intrusive inspection stage and are not liable to change over time.
- 6. Following a review of the survey findings, there has been no significant deterioration within these properties over the previous 6-12months, as seen within the individual property reports appended.



7. While the re-inspections show minimal deterioration, the risks associated with the panels remain constant, as noted below.

Risk Factors	Assessment
	External wall supports all exceeded 75mm bearing
End bearing	Internal wall supports ranged between 40mm - 60mm bearing, with 1No. panel noted to be as low as 10mm
Anchorage/longitudinal reinforcement	Anchorage reinforcement missing to at least 1No. panel
Cut panels	None
Cracking	Transverse cracking found along full length of panel and within 500mm of the support. Spalling and corrosion of rebar also observed
Builder's works / building modifications	Damaged units from cable conduits and SVPs
Water ingress	Dampness has been noted to underside of panels
Deflection measurements	Lowest measurement span / 133, but with major cracking and spalling
Adverse or changes in loading	Replacement roofing systems with additional insulation

Red – Critical or High Risk Amber – Medium Risk Green – Low Risk

- 8. As the RAAC panels will continue to deteriorate over time, the following short-term management strategy should continue to be applied to properties containing RAAC panels until such time as the properties are decanted:
 - Visual re-inspections of occupied properties should continue to be undertaken to continually monitor and assess the condition of the RAAC panels;
 - The awareness campaign should continue for all owners and occupants;
 - No additional loads are to be applied to any RAAC roof panel. Roof to be treated as a fragile roof by those requiring access to the roof;
 - Building owner / occupant to report any changes of condition (water leaks, cracks, debris etc.);
 - Significant weather events to be monitored by the building owner inc. heavy snowfall, heavy rainfall and storms, at which point, properties still in use should be re-inspected.



Property Reports

See overleaf



	I = .	T
Job Number: 165151	Project : ACC - 276 Balnagask Road RAAC Re- Inspection	Date of Site Visit: 27/01/2025
Present: Fairhurst (FH)	Prevailing Weather: Overcast	Time: (Arrival) 11:35
	Purpose of visit: Re-inspection of RAAC panels	Time: (Departure) 12:30
2024, during which an into survey, three loft hatches exposing six RAAC panel	out at 276 Balnagask Road on 29th January rusive survey was conducted. As part of this s were installed (see Fig. 1 for locations), bearings across three locations. These areas RAAC-related risks in accordance with Table s, including:	Follow up Action Required:
 End bearing Transverse reinforcement location Cracking/spalling Cut panels Builder's works/modifications Water ingress Deflections Adverse/changes in loading 		
A follow-up survey was ownether any deterioration initial inspection.		
Observations All previously inspected areas were reviewed through the three loft hatches installed during the initial site visit. Any defects were recorded and compared to the original survey findings. No deterioration was observed in the RAAC panels since the original inspection.		
Photographs taken during the inspection can be found in the appendix.		
Conclusion While the RAAC panels in this property show no signs of further deterioration, the IStructE guidelines remain unchanged, and the RAAC risk profile continues to be classified as high risk due to the following factors:		
 End bearing Cracking/spalling Cut panels Builder's works/modifications 		
To manage these risks while tenants are being relocated, ACC has implemented the short-term mitigation strategy of undertaking an inspection regime over the past year.		
Distribution: Internal file, Aberdeen City	Date: 25/02/2025	

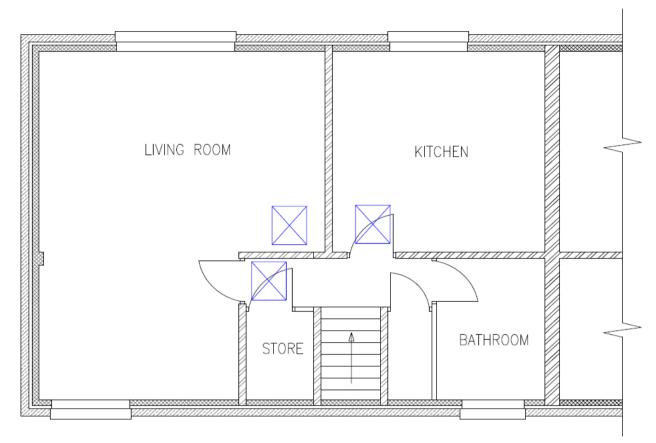


Fig1: Two-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High rIsk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

Table 1 - IStructE Risk Categories

Risk Factors	Typical Survey Photographs
 Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections. No changes noted during inspection dated 27/01/2025. 	
Cracking (High Risk) Transverse cracking found along full length of panels and within 500mm of the support. No changes noted during inspection dated 27/01/2025.	

Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units.
- No changes noted during inspection dated 27/01/2025.





Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 27/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 27/01/2025.





Adverse or changes in loading (Medium Risk)

- Replacement roofing system with additional insulation noted.
- No changes noted during inspection dated 27/01/2025.



Internal file, Aberdeen City Council



Job Number:	Project :	Date of Site Visit:	
165151	ACC - RAAC Balnagask Mono-Pitches	27/01/2025	
Present:	Prevailing Weather:	Time: (Arrival)	
Fairhurst (FH)	Overcast	15:30 `	
	Purpose of visit:	Time: (Departure)	
	Re-inspection to record current condition	16:00	
Ob		Fallers and Astion Described	
Observations\Queries\Com	nments:	Follow up Action Required:	
l.,			
Introduction			
	ed out at 461 Balnagask Road on 29th		
	which an intrusive survey was conducted. As		
	ng finishes were removed, exposing all panels.		
Several panel bearings we	ere broken out to assess RAAC-related risks in		
accordance with Table 1 of	f the IStructE guidelines, including:		
 End bearing 			
Transverse reinfore	cement location		
	cement location		
Cracking/spalling			
Cut panels			
 Builder's works/mo 	odifications		
 Water ingress 			
 Deflections 			
 Adverse/changes i 	n loading		
- /tavoros/orialigos in loading			
A follow-up survey was conducted on 27th January 2025 to assess			
	had occurred in the RAAC panels since the		
initial inspection.			
mila mopeonom.			
Observations			
	areas were reviewed. Any defects were		
	areas were reviewed. Any defects were		
	the original survey findings. No deterioration		
was observed in the RAAC	panels since the original inspection.		
Photographs taken during	the inspection can be found in the appendix.		
Conclusion			
While the RAAC panels	While the RAAC panels in this property show no signs of further		
	guidelines remain unchanged, and the RAAC		
	e classified as high risk due to the following		
factors:	3		
End bearing			
Cracking/spalling			
Cut panels Published a society for a different in a			
Builder's works/mo	odifications		
To manage these risks v			
	implemented the short term mitigation strategy of undertaking an		
inspection regime over the past year.			
·			
Distribution:		Date:	
Internal file Aberdeen City	Council	25/02/2025	

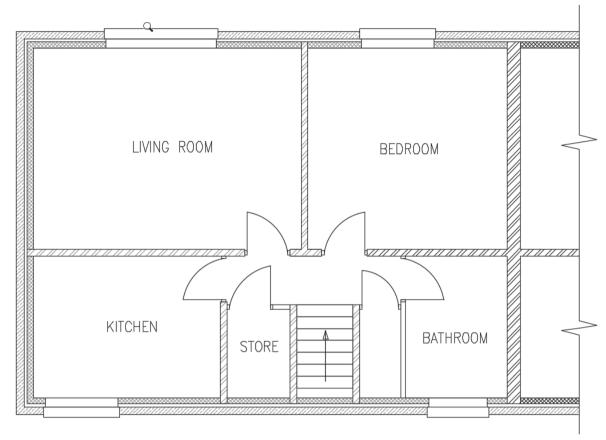


Fig1: Flat - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building.
		Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible.
		Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually.
		Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition.
		Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors

Typical Survey Photographs

Cut panels (High Risk)

 Cut panel noted within the bathroom in the property.



Cracking (High Risk)

 Multiple areas of transverse cracking found along full length of panels and within 500mm of the support.















Builder's works / building modifications (High Risk)

 Typically cored on site during construction for penetration of conduits and SVP with damage to units.











Water ingress (Low Risk)

We did not identify any water ingress within the property

Deflection measurements (Medium Risk)

- Deflection measurements were taken during the initial inspections, with no issues present.
- Areas were visually inspected during this follow up inspections, with no issues noted.





Adverse or changes in loading (Medium Risk)

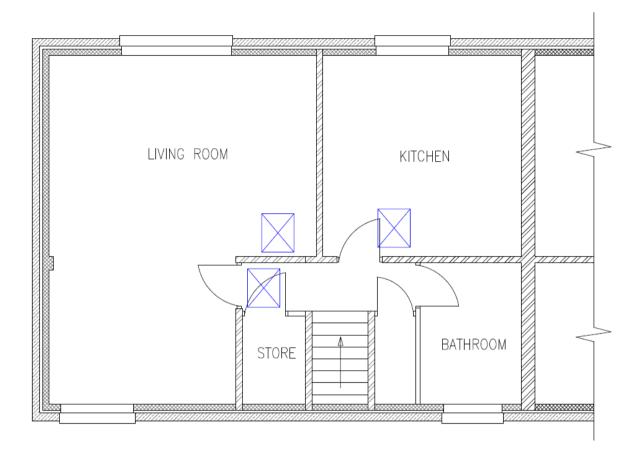
 Replacement roofing system with additional insulation noted.



Internal file, Aberdeen City Council



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	1		
Job Number:	Project:	Date of Site Visit:	
165151	ACC - RAAC Balnagask Mono-Pitches	23/01/2025	
D	D. T. W. d.	Time (And al)	
Present:	Prevailing Weather: Overcast	Time: (Arrival)	
Fairhurst (FH)	Overcast	14:00	
	Purpose of visit:	Time: (Departure)	
	Re-inspection within hatches to record	14:45	
	current condition		
Observations\Queries\Cor	nments:	Follow up Action Required:	
		·	
Introduction			
An inspection was carried	d out at 12 Burnbank Place on 12th February		
	trusive survey was conducted. As part of this		
	es were installed (see Fig. 1 for locations),		
	bearings across three locations. These areas		
	s RAAC-related risks in accordance with Table		
1 of the IStructE guidelines	s, including:		
 End bearing 			
 Transverse reinfor 	cement location		
 Cracking/spalling 			
 Cut panels 			
 Builder's works/me 	odifications		
 Water ingress 			
 Deflections 			
Adverse/changes in loading			
	conducted on 23rd January 2025 to assess had occurred in the RAAC panels since the		
Observations	aron ware reviewed through the three left		
	areas were reviewed through the three loft		
	he initial site visit. Any defects were recorded		
and compared to the original survey findings. No deterioration was			
observed in the RAAC panels since the original inspection.			
Photographs taken during the inspection can be found in the appendix.			
	i notographs taken during the inspection can be round in the appendix.		
Conclusion			
While the RAAC panels	in this property show no signs of further		
	guidelines remain unchanged, and the RAAC		
risk profile continues to b	be classified as high risk due to the following		
factors:	_		
End bearing			
Cracking/spalling			
Cut panels			
 Builder's works/mo 	odifications		
To manage there is in	while tenents are being relevant. ACC		
To manage these risks while tenants are being relocated, ACC has			
implemented the short term mitigation strategy of undertaking an inspection regime over the past year.			
inspection regime over the	; pasi year.		
Distribution:		Date:	
Internal file Aberdeen City	· Council	25/02/2025	



Two-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

Risk Factors Typical Survey Photographs Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections. No changes noted during inspection dated 23/01/2025. **Cracking (High Risk)** Transverse cracking found along full length of panels and within 500mm of the support. No changes noted during inspection dated 23/01/2025.

Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- No changes noted during inspection dated 23/01/2025.





Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 23/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 23/01/2025.





Adverse or changes in loading (Medium Risk)

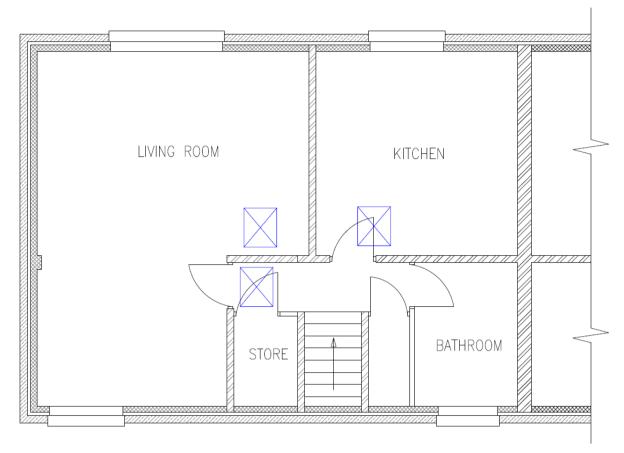
- Replacement roofing system with additional insulation noted.
- No changes noted during inspection dated 23/01/2025.



Internal file, Aberdeen City Council



		MINITORST
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Job Number: 165151	Project:	Date of Site Visit: 23/01/2025
105151	ACC - RAAC Balnagask Mono-Pitches	23/01/2025
Present:	Prevailing Weather:	Time: (Arrival)
Fairhurst (FH)	Overcast	14:50
Taimust (TTI)	Overcast	14.50
	Purpose of visit:	Time: (Departure)
	Re-inspection within hatches to record	15:30
	current condition	
Observations\Queries\Com	nments:	Follow up Action Required:
Introduction		
An inspection was carried	d out at 9 Burnbank Terrace on 14th March	
2024, during which an int	rusive survey was conducted. As part of this	
survey, three loft hatches	s were installed (see Fig. 1 for locations),	
exposing six RAAC panel	bearings across three locations. These areas	
were broken out to assess	RAAC-related risks in accordance with Table	
1 of the IStructE guidelines	s, including:	
 End bearing 		
 Transverse reinfor 	cement location	
 Cracking/spalling 		
 Cut panels 		
 Builder's works/mo 	odifications	
 Water ingress 		
 Deflections 		
 Adverse/changes i 	n loading	
	conducted on 23rd January 2025 to assess had occurred in the RAAC panels since the	
hatches installed during th	areas were reviewed through the three loft ne initial site visit. Any defects were recorded	
	iginal survey findings. No deterioration was lels since the original inspection.	
Photographs taken during the inspection can be found in the appendix.		
Conclusion		
While the RAAC panels in this property show no signs of further deterioration, the IStructE guidelines remain unchanged, and the RAAC risk profile continues to be classified as high risk due to the following factors:		
F. 11		
End bearing Creating (an alling)		
Cracking/spalling Cut panels		
Cut panelsBuilder's works/modifications		
Builder's works/mo	odifications	
	while tenants are being relocated, ACC has term mitigation strategy of undertaking an past year.	
Distribution:		Date:
Internal file Abordeen City	Council	25/02/2025



Two-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High rlsk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections. No changes noted during inspection dated 23/01/2025. Cracking (High Risk) Transverse cracking found along full length of panels and within 500mm of the support. No changes noted during inspection dated 23/01/2025.

Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- No changes noted during inspection dated 23/01/2025.









Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 23/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 23/01/2025.









Adverse or changes in loading (Medium Risk)

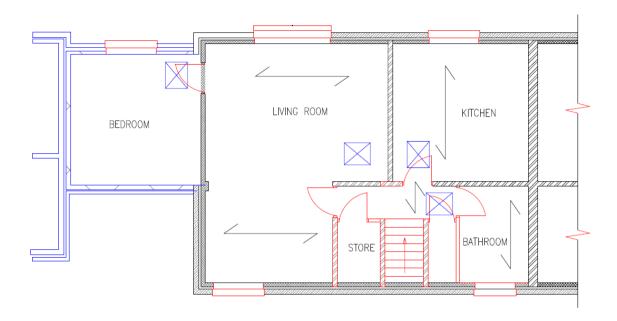
- Replacement roofing system with additional insulation noted.
- No changes noted during inspection dated 23/01/2025.



Internal file, Aberdeen City Council



		AIRHORST
Job Number:	Project :	Date of Site Visit:
165151	ACC - RAAC Balnagask Mono-Pitches	23/01/2025
103131	ACC - NAAC Balliagask Molio-Filches	23/01/2023
Present:	Prevailing Weather:	Time: (Arrival)
Fairhurst (FH)	Overcast	15:35
	Purpose of visit:	Time: (Departure)
	Re-inspection within hatches to record	16:15
	current condition	
Observations\Queries\Com	nments:	Follow up Action Required:
latas de estis a		
Introduction	Laut at OC Dumbank Tamasa an 44th Manak	
	d out at 36 Burnbank Terrace on 14 th March	
	rusive survey was conducted. As part of this were installed (see Fig. 1 for locations),	
	bearings across three locations. These areas	
	RAAC-related risks in accordance with Table	
1 of the IStructE guidelines		
. or and remadal gardennes	, morading.	
 End bearing 		
 Transverse reinfor 	cement location	
Cracking/spalling		
Cut panels		
Builder's works/mo	odifications	
 Water ingress 		
Deflections		
 Adverse/changes i 	n loading	
	conducted on 23rd January 2025 to assess had occurred in the RAAC panels since the	
Observations All previously inspected areas were reviewed through the four loft hatches installed during the initial site visit. Any defects were recorded and compared to the original survey findings. No deterioration was observed in the RAAC panels since the original inspection.		
Photographs taken during the inspection can be found in the appendix.		
Conclusion		
	in this property show no signs of further	
While the RAAC panels in this property show no signs of further deterioration, the IStructE guidelines remain unchanged, and the RAAC		
risk profile continues to be classified as high risk due to the following		
factors:	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
 End bearing 		
 Cracking/spalling 		
Cut panels		
 Builder's works/mo 	odifications	
	while tenants are being relocated, ACC has term mitigation strategy of undertaking an past year.	
Distribution:		Date:
Internal file Aberdeen City	Council	25/02/2025



2-Storey House with Pend - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium rlsk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs

Cut panels (Low Risk)

- We did not identify any cut panels within the property via our hatch inspections.
- No changes noted during inspection dated 23/01/2025.

Cracking (High Risk)

- Transverse cracking found along full length of panels and within 500mm of the support.
- No changes noted during inspection dated 23/01/2025.





Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- Damage to units including exposed and affected reinforcement
- No changes noted during inspection dated 23/01/2025.



Water ingress (Medium Risk)

- Damp / mould noted to underside of panels within pend only, however, no visible signs of water penetration.
- No changes noted during inspection dated 23/01/2025.



Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 23/01/2025.





Adverse or changes in loading (Medium Risk)

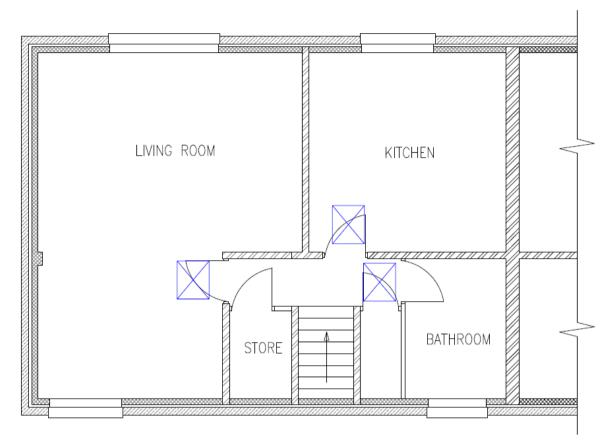
- Replacement roofing system with additional insulation noted.
- No changes noted during inspection dated 23/01/2025.



Internal file, Aberdeen City Council



		MINITORST		
Job Number:	Project :	Date of Site Visit:		
165151	Project : ACC - RAAC Balnagask Mono-Pitches	23/01/2025		
103131	ACC - NAAC Balliagask Molio-Filches	23/01/2023		
Present:	Prevailing Weather:	Time: (Arrival)		
Fairhurst (FH)	Overcast	16:20		
	Purpose of visit:	Time: (Departure)		
	Re-inspection within hatches to record	16:55		
	current condition			
Observations\Queries\Con	nments:	Follow up Action Required:		
Introduction				
An inspection was carried out at 38 Burnbank Terrace on 5th February				
	rusive survey was conducted. As part of this			
	survey, three loft hatches were installed (see Fig. 1 for locations), exposing six RAAC panel bearings across three locations. These areas			
	RAAC-related risks in accordance with Table			
1 of the IStructE guidelines				
Tor the istructe guidelines	s, including.			
 End bearing 				
_	End bearingTransverse reinforcement location			
Cracking/spalling	cement location			
Cut panelsBuilder's works/modifications				
Water ingress	Junications			
vvaler ingressDeflections				
DeflectionsAdverse/changes i	in loading			
Auverse/changes	iii loadiiig			
	conducted on 23rd January 2025 to assess had occurred in the RAAC panels since the			
Observations				
All previously inspected areas were reviewed through the three loft				
hatches installed during the initial site visit. Any defects were recorded				
and compared to the original survey findings. No deterioration was observed in the RAAC panels since the original inspection.				
observed in the RAAC part	leis since the original inspection.			
Photographs taken during the inspection can be found in the appendix.				
otographo takon duling				
Conclusion				
While the RAAC panels in this property show no signs of further				
	guidelines remain unchanged, and the RAAC			
	e classified as high risk due to the following			
factors:	-			
 End bearing 				
Cracking/spalling				
Cut panels				
 Builder's works/mo 	odifications			
To manage these risks while tenants are being relocated, ACC has				
implemented the short term mitigation strategy of undertaking an				
inspection regime over the	past year.			
Dietribution		Data		
Distribution:	Council	Date:		



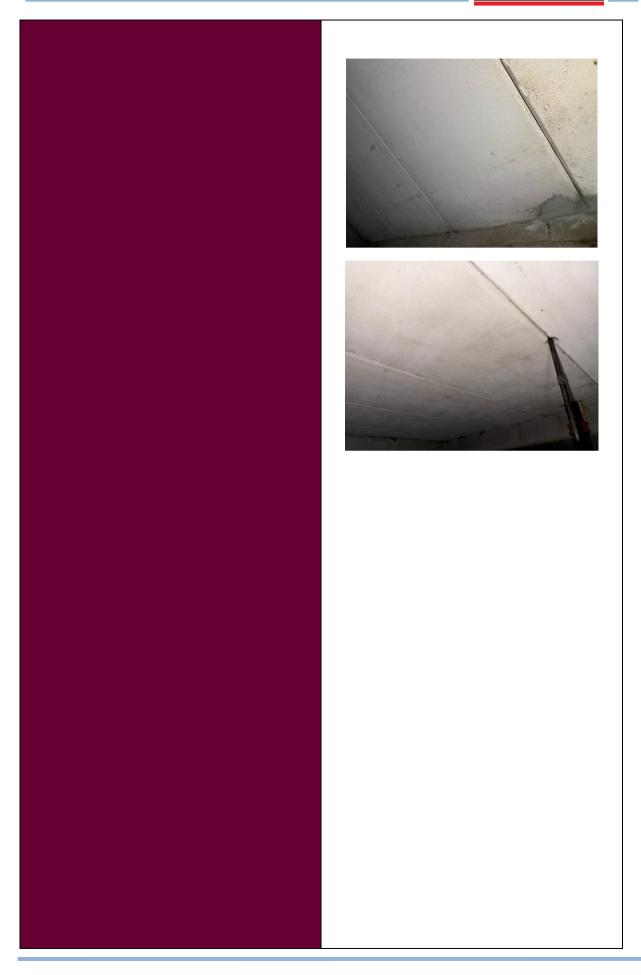
2-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium rlsk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections. Cracking (High Risk) Transverse cracking found along full length of panels and within 500mm of the support. Spalling to edge of 1no. panel.



Builder's works / building modifications (High Risk)

 Typically cored on site during construction for penetration of conduits and SVP with damage to units



Water ingress (Low Risk)

 We did not identify any water ingress within the property via our hatch inspections.

Deflection measurements (Medium Risk)

 No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.









Adverse or changes in loading (Medium Risk)

Replacement roofing system with additional insulation noted

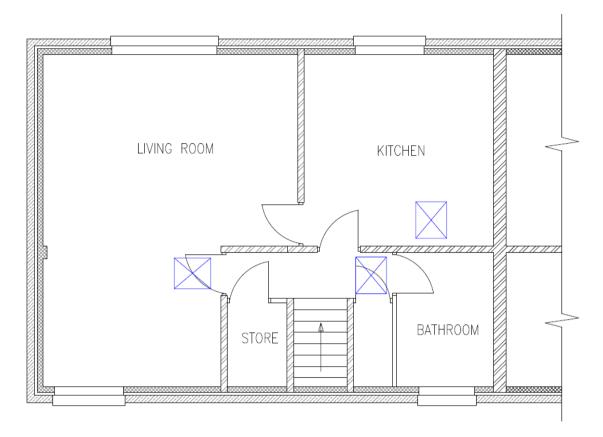


Internal file, Aberdeen City Council



25/02/2025

		MINITORST		
Job Number:	Droin et :	Data of Cita Visite		
165151	Project : ACC - RAAC Balnagask Mono-Pitches	Date of Site Visit: 23/01/2025		
103131	ACC - NAAC Balliagask Molio-Fitches	23/01/2023		
Present:	Prevailing Weather:	Time: (Arrival)		
Fairhurst (FH)	Overcast	11:45		
,				
	Purpose of visit:	Time: (Departure)		
	Re-inspection within hatches to record	12:25		
	current condition			
Observations\Queries\Con	nments:	Follow up Action Required:		
Introduction				
	d out at 26 Farquhar Road on 17 th January			
	rusive survey was conducted. As part of this			
	s were installed (see Fig. 1 for locations),			
	bearings across three locations. These areas			
	RAAC-related risks in accordance with Table			
1 of the IStructE guidelines				
	,,g.			
 End bearing 				
 Transverse reinfor 	cement location			
 Cracking/spalling 				
Cut panels				
 Builder's works/mo 	odifications			
 Water ingress 				
 Deflections 				
Adverse/changes in loading				
A follow-up survey was owhether any deterioration initial inspection.				
Observations All previously inspected areas were reviewed through the three loft hatches installed during the initial site visit. Any defects were recorded and compared to the original survey findings. No deterioration was observed in the RAAC panels since the original inspection.				
Photographs taken during the inspection can be found in the appendix.				
Conclusion				
While the RAAC panels in this property show no signs of further deterioration, the IStructE guidelines remain unchanged, and the RAAC risk profile continues to be classified as high risk due to the following factors:				
. Fadbaads				
End bearing Cracking/applling				
Cracking/spallingCut panels				
 Cut panels Builder's works/modifications 				
• builder's works/mo	Dunications			
To manage these risks while tenants are being relocated, ACC has implemented the short term mitigation strategy of undertaking an inspection regime over the past year.				
Distribution:		Date:		
Internal file Abordoon City	Coupoil	25/02/2025		



2-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including
		exclusion zones.
	High risk	Requires remedial action as soon as possible.
		Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually.
		Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition.
		Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections.

Cracking (High Risk)

 Transverse cracking found along full length of panels and within 500mm of the support.

No changes noted during inspection dated 23/01/2025.

- Minor concrete spalling to edge of 1no. panel
- No changes noted during inspection dated 23/01/2025.







Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- Expanding foam material noted in roof space
- No changes noted during inspection dated 23/01/2025.







Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 23/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 23/01/2025.







Adverse or changes in loading (Medium Risk)

- Replacement roofing system with additional insulation noted
- No changes noted during inspection dated 23/01/2025.

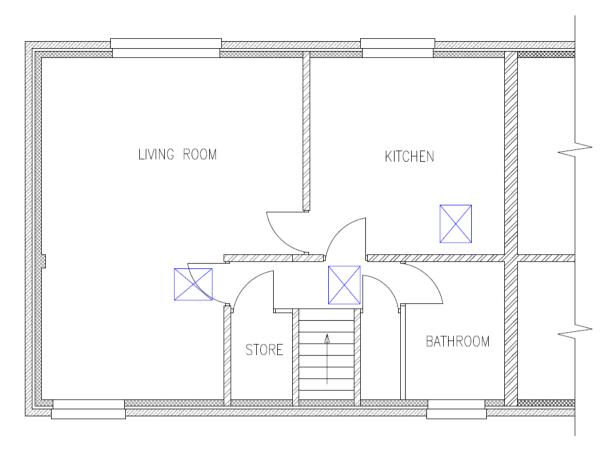


Internal file, Aberdeen City Council



25/02/2025

		I AIRI IORST			
Job Number:	Project :	Data of Sita Visit:			
157606	Project : ACC - RAAC Balnagask Mono-Pitches	Date of Site Visit: 27/01/2025			
157000	ACC - NAAC Balliagask Molio-Filches	27/01/2025			
Present:	Prevailing Weather:	Time: (Arrival)			
Fairhurst (FH)	Overcast	14:00			
	Purpose of visit:	Time: (Departure)			
	Re-inspection within hatches to record	14:40			
	current condition				
Observations\Queries\Com	nments:	Follow up Action Required:			
Introduction					
	d out at 33 Farquhar Road on 15th January				
	rusive survey was conducted. As part of this				
	s were installed (see Fig. 1 for locations),				
	bearings across three locations. These areas				
	RAAC-related risks in accordance with Table				
1 of the IStructE guidelines	s, including:				
. End bearing					
End bearing Transverse reinform	annout location				
Transverse reinfor Transverse reinfor	cement location				
Cracking/spalling					
Cut panels Puil de r'e verslee (ree	- diff: 4i				
Builder's works/mo	odifications				
Water ingress					
	Deflections				
Adverse/changes in loading					
A follow-up survey was owhether any deterioration initial inspection.					
Observations					
	areas were reviewed through the three loft				
	ne initial site visit. Any defects were recorded				
	and compared to the original survey findings. No deterioration was observed in the RAAC panels since the original inspection.				
observed in the RAAC pan	eis since the original inspection.				
Photographs taken during the inspection can be found in the appendix.					
Thotographs taken during the inspection can be round in the appendix.					
Conclusion					
	in this property show no signs of further				
	guidelines remain unchanged, and the RAAC				
	e classified as high risk due to the following				
factors:	5				
 End bearing 					
 Cracking/spalling 					
Cut panels					
 Builder's works/mo 	odifications				
To manage these risks v	while tenants are being relocated, ACC has				
implemented the short term mitigation strategy of undertaking an					
inspection regime over the	past year.				
Distribution:		Date:			
Internal file Abordoon City	/ ioupoil	25/02/2025			



Two-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

FAIRHURST Risk Factors Typical Survey Photographs Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections. No changes noted during inspection dated 27/01/2025. Cracking (High Risk) Transverse cracking found along full length of panels and within 500mm of the support. No changes noted during inspection dated 27/01/2025.



Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- No changes noted during inspection dated 27/01/2025.





Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 27/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 27/01/2025.





Adverse or changes in loading (Medium Risk)

- Replacement roofing system with additional insulation noted
- No changes noted during inspection dated 27/01/2025.



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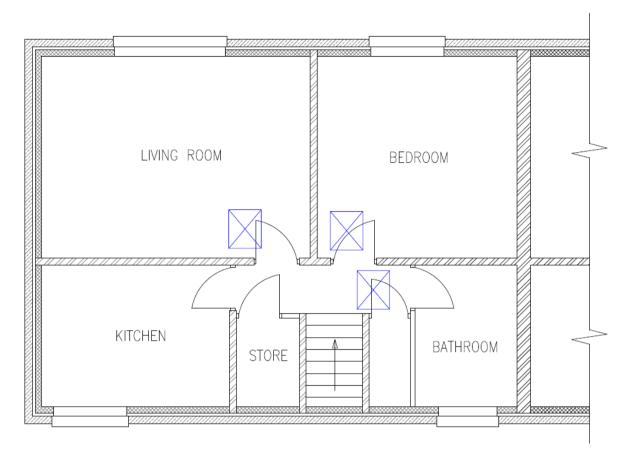
Internal file, Aberdeen City Council



Date:

25/02/2025

Job Number:	Project:	Date of Site Visit:		
165151	ACC - RAAC Balnagask Mono-Pitches	23/01/2025		
Present:	Prevailing Weather:	Time: (Arrival)		
Fairhurst (FH)	Overcast	12:30		
	Purpose of visit:	Time: (Departure)		
	Re-inspection within hatches to record	13:15		
	current condition	13.13		
Observations\Queries\Con		Follow up Action Deguired:		
Observations/Queries/Con	intents.	Follow up Action Required:		
lutus diretis u				
Introduction	d out at 54 Farmular Dood on 45th January			
	d out at 51 Farquhar Road on 15th January			
	rusive survey was conducted. As part of this			
	s were installed (see Fig. 1 for locations),			
	bearings across three locations. These areas			
	RAAC-related risks in accordance with Table			
1 of the IStructE guidelines	s, including:			
 End bearing 				
 Transverse reinfor 	cement location			
 Cracking/spalling 				
Cut panels				
 Builder's works/mo 	odifications			
Water ingress	our out on o			
 vvater ingress Deflections 				
 Deflections Adverse/changes in loading 				
• Adverse/changes	iii loadiiig			
A follow up survoy was a	conducted on 23rd January 2025 to assess			
whether any deterioration had occurred in the RAAC panels since the initial inspection.				
initial inspection.				
Observations				
	arose were reviewed through the three left			
	areas were reviewed through the three loft			
	ne initial site visit. Any defects were recorded			
	iginal survey findings. No deterioration was			
observed in the RAAC pan	els since the original inspection.			
Photographs taken during the inspection can be found in the appendix.				
Filotographs taken during	the inspection can be found in the appendix.			
Conclusion				
	in this property show no since of firsther			
	in this property show no signs of further			
	guidelines remain unchanged, and the RAAC			
•	e classified as high risk due to the following			
factors:				
 End bearing 				
 Cracking/spalling 				
 Cut panels 				
 Builder's works/mo 	odifications			
To manage these risks while tenants are being relocated, ACC has				
	term mitigation strategy of undertaking an			
inspection regime over the				
	•			
Distribution		Doto		



Flat - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium rlsk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs Cut panels (Low Risk)

- We did not identify any cut panels within the property via our hatch inspections.
- No changes noted during inspection dated 23/01/2025.

Cracking (High Risk)

- Transverse cracking found along full length of panels and within 500mm of the support.
- No changes noted during inspection dated 23/01/2025.











Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- No changes noted during inspection dated 23/01/2025.





Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 23/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 23/01/2025.





Adverse or changes in loading (Medium Risk)

- Replacement roofing system with additional insulation noted
- No changes noted during inspection dated 23/01/2025.

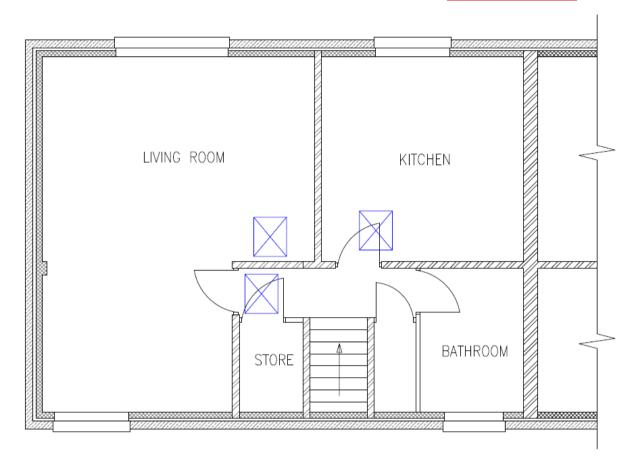


Internal file, Aberdeen City Council



25/02/2025

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	I =			
Job Number:	Project:	Date of Site Visit:		
165151	ACC - RAAC Balnagask Mono-Pitches	27/01/2025		
Present:	Prevailing Weather:	Time: (Arrival)		
Fairhurst (FH)	Overcast	10:50		
	Purpose of visit:	Time: (Departure)		
	Re-inspection within hatches to record	11:20		
	current condition	11.20		
Observations Overise Ocean		Falley ya Astion Deswined		
Observations\Queries\Con	iments:	Follow up Action Required:		
Introduction		ļ		
Introduction	don't at 40 Lashmanar Dood on 5th Fahrusan			
	d out at 16 Lochnagar Road on 5th February			
	rusive survey was conducted. As part of this			
	s were installed (see Fig. 1 for locations),			
	bearings across three locations. These areas			
	RAAC-related risks in accordance with Table			
1 of the IStructE guidelines	s, including:			
 End bearing 				
 Transverse reinfor 	cement location			
 Cracking/spalling 				
 Cut panels 				
 Builder's works/mo 	odifications			
 Water ingress 				
Deflections				
Adverse/changes in loading				
- //averse/enanges in leading				
A follow-up survey was				
whether any deterioration				
initial inspection.				
Observations				
	areas were reviewed through the three loft			
	ne initial site visit. Any defects were recorded			
	iginal survey findings. No deterioration was			
	observed in the RAAC panels since the original inspection.			
observed in the 10 to pariote entering the original inspection.				
Photographs taken during	the inspection can be found in the appendix.			
. Hotographo takon daring the inepocaen our be really in the appendix.				
Conclusion				
	in this property show no signs of further			
	guidelines remain unchanged, and the RAAC			
	e classified as high risk due to the following			
factors:				
133,010.				
End bearing				
Cracking/spalling				
Builder's works/mo				
To manage these visits while taxante are height related ACC has				
	while tenants are being relocated, ACC has			
	implemented the short term mitigation strategy of undertaking an			
inspection regime over the	past year.			
Distribution		Data		
Distribution:	Council	Date:		



Two-Storey House - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs

Cut panels (Low Risk)

- We did not identify any cut panels within the property via our hatch inspections.
- No changes noted during inspection dated 27/01/2025.

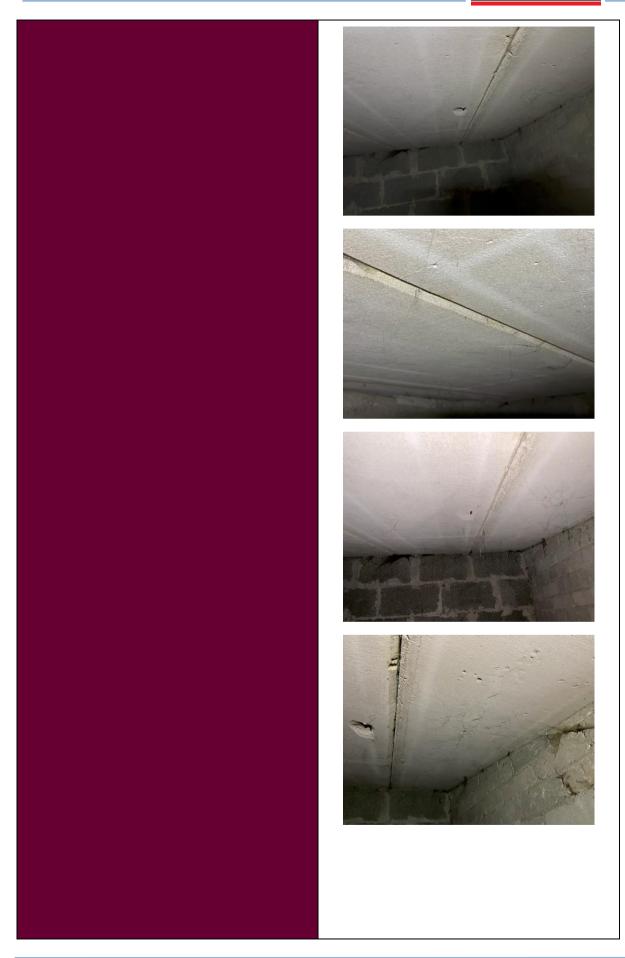
Cracking (High Risk)

- Transverse cracking found along full length of panels and within 500mm of the support.
- Longitudinal cracking noted along 1no. panel.
- Minor spalling noted with reinforcement noted in 1no. location.
- No changes noted during inspection dated 27/01/2025.









Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- Previous repair noted to panel
- No changes noted during inspection dated 27/01/2025.





Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 27/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 27/01/2025.





Adverse or changes in loading (Medium Risk)

- Replacement roofing system with additional insulation noted.
- No changes noted during inspection dated 27/01/2025.

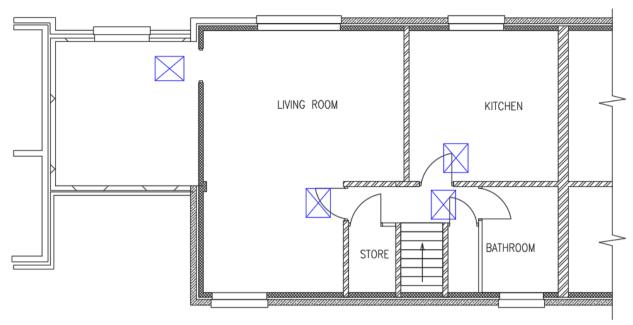


Internal file, Aberdeen City Council



25/02/2025

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Job Number:	Project :	Data of Sita Vigit:			
165151	Project : ACC - RAAC Balnagask Mono-Pitches	Date of Site Visit: 27/01/2025			
103131	ACC - NAAC Balliagask Mono-Fitches	27/01/2023			
Present:	Prevailing Weather:	Time: (Arrival)			
Fairhurst (FH)	Overcast	12:30			
,					
	Purpose of visit:	Time: (Departure)			
	Re-inspection within hatches to record	13:10			
	current condition				
Observations\Queries\Com	nments:	Follow up Action Required:			
Indus desetts a					
Introduction	d out at 264 North Balbagack Bood on 7th				
	d out at 264 North Balnagask Road on 7 th				
	ch an intrusive survey was conducted. As part tches were installed (see Fig. 1 for locations),				
	bearings across three locations. These areas				
	RAAC-related risks in accordance with Table				
1 of the IStructE guidelines					
1 of the foliacte galdelines	s, including.				
 End bearing 					
 Transverse reinfor 	cement location				
Cracking/spalling	coment location				
Cut panels					
Builder's works/mo	odifications				
	Junioutions				
Deflections	Water ingress Deflections				
Adverse/changes in loading					
7 Adverse/orialiges i	in loading				
A follow-up survey was whether any deterioration initial inspection.					
ilitiai ilispection.					
Observations					
All previously inspected	areas were reviewed through the four loft				
	ne initial site visit. Any defects were recorded				
and compared to the original survey findings. No deterioration was					
observed in the RAAC pan	els since the original inspection.				
Photographs taken during the inspection can be found in the appendix.					
Conclusion					
	in this property show no signs of further				
	guidelines remain unchanged, and the RAAC				
	e classified as high risk due to the following				
factors:	e diagonica as riigh hok ade to the following				
 End bearing 					
 Cracking/spalling 					
Cut panels					
Builder's works/mo	odifications				
To manage these risks v	while tenants are being relocated, ACC has				
implemented the short term mitigation strategy of undertaking an					
inspection regime over the	past year.				
Distribution:		Date:			
Internal file Aberdeen City	r Couped	25/02/2025			



Two-Storey House with pend - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium rlsk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs Cut panels (Low Risk) We did not identify any cut panels within the property via our hatch inspections.

No changes noted during inspection dated 27/01/2025.

Cracking (High Risk)

- Transverse cracking found along full length of panels and within 500mm of the support.
- No changes noted during inspection dated 27/01/2025.









Builder's works / building modifications (High Risk)

- Typically cored on site during construction for penetration of conduits and SVP with damage to units
- No changes noted during inspection dated 27/01/2025.





Water ingress (Low Risk)

- We did not identify any water ingress within the property via our hatch inspections.
- No changes noted during inspection dated 27/01/2025.

Deflection measurements (Medium Risk)

- No deflection measurements taken through the hatches, however, no excessive deflections noted from visual inspection.
- No changes noted during inspection dated 27/01/2025.





Adverse or changes in loading (Medium Risk)

- Replacement roofing system with additional insulation noted
- No changes noted during inspection dated 27/01/2025.



Internal file, Aberdeen City Council



25/02/2025

Job Number:	Project :	Date of Site Visit:			
165151	ACC - RAAC Balnagask Mono-Pitches	27/01/2025			
	_				
Present:	Prevailing Weather:	Time: (Arrival)			
Fairhurst (FH)	Overcast	16:05			
(1 3)					
	Purpose of visit:	Time: (Departure)			
	Re-inspection to record current condition	16:40			
Observations\Queries\Com	monto:	Follow up Action Poquired:			
Observations/Queries/Con	interits.	Follow up Action Required:			
Introduction					
	and at DE Danisland Creasent on 25th Oatabar				
	out at 25 Pentland Crescent on 25th October				
	rusive survey was conducted. As part of this				
	were removed, exposing all panels. Several				
	oken out to assess RAAC-related risks in				
accordance with Table 1 of	f the IStructE guidelines, including:				
 End bearing 					
 Transverse reinfore 	cement location				
 Cracking/spalling 					
Cut panels					
Builder's works/mo	odifications				
	duncations				
Water ingress					
	Deflections				
Adverse/changes in loading					
	A follow-up survey was conducted on 27th January 2025 to assess whether any deterioration had occurred in the RAAC panels since the initial inspection.				
'					
Observations					
	areas were reviewed. Any defects were				
	the original survey findings. No deterioration				
	panels since the original inspection.				
Photographs taken during	the inspection can be found in the appendix.				
Conclusion	Conclusion				
	in this property show no signs of further				
	guidelines remain unchanged, and the RAAC				
	e classified as high risk due to the following				
factors:					
F. Charles					
• End bearing					
Cracking/spalling					
Cut panels					
 Builder's works/mo 					
To manage these risks v					
	erm mitigation strategy of undertaking an				
	inspection regime over the past year.				
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Distribution:	Distribution: Date:				
Internal file Abardoon City	Council	25/02/2025			

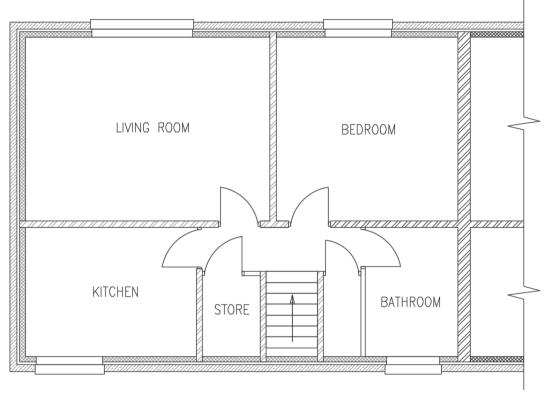


Fig1: Flat - First Floor Layout

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

Table 1 – Risk categories

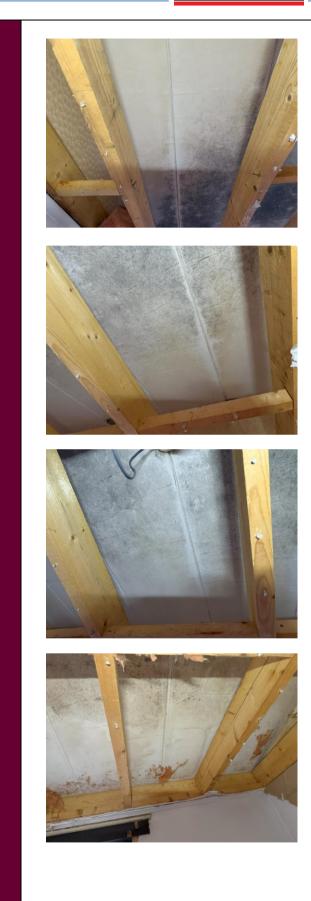
IStructE Table 1 - Risk Categories

Risk Factors Typical Survey Photographs Cut panels (High Risk) We did not identify any cut panels within the property Cracking (High Risk) Multiple areas of transverse cracking found along full length of panels and within 500mm of the support.









Builder's works / building modifications (High Risk)

 Typically cored on site during construction for penetration of conduits and SVP with damage to units.











Water ingress (Low Risk)

 We did not identify any water ingress within the property, however we did note the presence of black mould present to the panels within the bedroom









Deflection measurements (Medium Risk)

- Deflection measurements were taken during the initial inspections, with no issues present.
- Areas were visual inspected during this follow up inspections, with no issues noted.







Adverse or changes in loading (Medium Risk)

Replacement roofing system with additional insulation noted.



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Dundee Manchester
Edinburgh Newcastle upon Tyne
Elgin Sheffield
Glasgow Watford
Inverness Westhill

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