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Company Registered Address: 64, Clarkes Wood, Mount Oval Village, T12 X25D
Company Number: 651801
Website: jfloydengineering.ie



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SAMPLE



The property comprises of a pitched, tile covered roof construction. Floors are

construction with double-glazed uPVC

Ground Floor
1st floor
Total
P

The property was viewed during our inspection of the property area.

The weather was generally overcast but dry. We report on the general condition of the

The vendor's fixtures, fittings and appliances remained in position during our inspection.

Directions i.e. front, rear, left, right are given as if standing in front of and facing the property.

2.0 Scope and Limitations of Inspection

In accordance with professional guidance issued by the Society of Chartered Surveyors Ireland, I, a chartered engineer took the form of a 'Type Two' category inspection.

The survey took the form of an appraisal of the main parts of the property (including roofs, walls, floors and finishes, both internal and external, arising out of any up work was undertaken).

Where parts of the structure were unexposed or in poor condition. The lifting or opening out of linings to inspect was not within the scope of the inspection and therefore, it must be noted that any dry rot may be present, but cannot be confirmed. Similarly, their presence within the structure, such as woodworm or

Boundaries were visually inspected and compared with the Ordnance Survey map. Distances were not measured or

The services installations were not inspected. Electrical safety tests were carried out on the main consumer unit. However, our competence however, no other service installations.

No tests or monitoring were carried out for environmental or physical factors associated with pollution or contamination of the structure or site curtilage including issues such as noise, flooding, odour, vibration, quarrying activities, the presence of asbestos, radon, gas, including reactive pyrite that can expand, or gases (including radon) radiation, or any other factors which can shrink, or the like. Insulation boards containing chemicals.

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Minor details that do not materially affect maintenance may not be commented on.

with items of routine

This report may comment on the Energy Rating report.

as a Building

This report is for the third party or

advisors. No responsibility is accepted to any other purpose.

Executive Summary

The property is a two storey semi detached house with a single storey extension to the rear with a converted garage to the side. The property is presented in good structural condition in general.

The property consists of an entrance hallway / porch, sitting room, living room, dining room, kitchen, utility and WC and attached converted garage at ground floor level. On the first floor, there are three bedrooms, a bathroom and a hot press.

The property has been renovated and all windows have been pumped with insulation, (although this has not been completed on the rear windows).

The property has been extended to the rear, connecting the front sitting room to the rear living and dining room.

The original solid fuel fire has been removed and blocked up. An electric fireplace has been fitted.

A new chimney had been constructed for the extension. This is presently fitted with an electric fire, but the flue itself is still open and in reasonable condition on visible inspection.

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There is a garden to the rear and front paving slabs to the rear and corner of cracks.

The structure of the existing roof

It is evident that the sealant on the existing roof. The sealant should be sufficient to reseal this.

The roof of the attached single storey section consists of a wooden structure with a flat felted roof finish externally.

Guttering is of uPVC construction and is in fair order and condition. There is a build-up of vegetation within the gutters, which requires cleaning. Guttering from the upper level roof discharges onto the lower roof at the rear of the property. This is not ideal as it can lead to the guttering being overwhelmed in extreme weather conditions. Therefore remedial works on the external wall below this point. We would recommend the gutter is adjusted so that it discharges to the ground / an inlet gully.

Fascia and soffits are of uPVC construction and appear in good order. The rear extension where the fascia is timber. There is evidence that these elements require cleaning.

The leadwork stops short and there is a gap between the property's pitched roof and the boundary wall / adjoining property's pitched roof. This allows the entry of insects or rodents into the void and the garage.

Access was gained into the main roof void via a hatch in the hallway. No pull-down ladder was provided. The seal between the hatch and the ceiling could be improved.



The roof is of timber trusses with sarking

tiles.

The party wall is of masonry constructed up tight to the underside of the felt. Within the party wall the roof is not fully closed off. This should be sealed with a suitable sealant and sealant should suffice

constructed up tight to the party wall. House No. 13 is not insulated with expanding foam

There are some minor evidence that any

felt. There is no

The roof space is completely sealed. It would be a good idea to have a guide to it is a good

insulation. The works were carried out to a minimum of 100mm deep. The insulation level is in line with the Sustainable Energy Authority Ireland (SEAI) guidelines for new properties, although not on newly built properties, although

There is no access to the flat roof side and rear extensions and we cannot therefore confirm the condition of insulation or on the roof structure however, the ceiling being in good condition that the area in question has been insulated and there has been no evidence of damp penetration.

the flat roof side and rear extensions and we cannot therefore confirm the condition of insulation or on the roof structure however, the ceiling being in good condition that the area in question has been insulated and there has been no evidence of damp penetration.

7.0 External Walls

Walls are of masonry construction finished with a combination of render. The walls appear to be plumb and are free from significant structural damage. A combination of cavity block walls and solid concrete blocks.

dash render. The walls are in good condition. There is a

It is noted that there is some radial cracks originating from the front of the house. These would be due to the chimney being installed previously. This is not structural.

bedroom chimney. When the chimney was installed previously.

The cracks should be filled, redecorated. "Subsidence of low-rise buildings" cracks may occasionally have structural implications.

According to the IStructE guidelines, cracks which are defined as fine. Fine cracks are usually not deemed serious.

Bishopstown in general has experienced some subsidence to the property. Remedial work has been carried out.

As there has been no evidence of subsidence to the present owner if any, the property is providing subsidence cover.

There is significant staining on the walls with a suitable fungicide prior to painting.

This will require complete cleaning down of the walls. The client requires.



No weepholes are provided to the brickwork from the time of construction. Brickwork suitable means should be left to weather or provided in order to improve it.

ation. This is an omission into the cavity. A suitable means should be provided.

The main entrance is with a timber door. This glass may not

be sliding door which is in reasonable condition. A door inside, with a glass side panel either side. It should be provided as a precaution.

The rear door out of the house is provided on this door and

glazed PVC and in good condition. A high threshold is present, a slight trip hazard.

The external windows are double glazed PVC and are in reasonable condition. All windows are key lockable, but no key has available to ensure that these are all in working order. Where possible, all windows open and close satisfactory.

Mastic sealant to the perimeter of doors and windows would benefit from renewal in the medium term.

It is noted that a fully wired security alarm is fitted to all windows at the time, but a request should be made for the operational test. The security alarm box is located at eaves level to the right of the house. The alarm is maintained by Hyland Security Systems.

This was not tested at the time. The external security alarm is maintained by Hyland Security Systems.

9.1 Ceilings

The ceilings on the ground floor are in reasonable condition. There are some of shrinkage cracks which should be filled and sealed.

The ceilings are in reasonable condition. There are some of shrinkage cracks which should be filled and sealed. No cracks are structural. All cracks are cosmetic.

9.2 Internal Partitions and Walls

Internal partitions are a combination of brick and solid construction finished with painted plaster.

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Plaster and ceramic tiles. The entire apartment property will require complete redecoration.

Ground floor internal partition walls are in good condition with a skim plaster finish. The central chimney is located. There is no chimney in the kitchen. All the walls show some settlement cracks.

First floor internal partition walls are in good condition with a painted skim plaster finish. The structural walls are in good condition with no resistance to sound transfer.

9.3 Floors

The ground floor consists of suspended timber floors and solid concrete floors which are covered in carpet and tiles. These floors are uninsulated and require opening up.

The first floor consists of suspended timber floors and solid concrete floors which are covered in carpet and tiles. It is presumed that the floors are of this era. This should be confirmed with further investigation.

The first floor throughout consists of tongue & groove wooden boards on timber joists covered in carpet and tiled in bathroom. There is no evidence of structural defects in these floors.

There is no evidence of any rising dampness in the property.

9.4 Internal Doors & Joinery

Doors are generally of timber construction. The original timber doors have been maintained throughout, but glass panelled doors have been replaced. Some doors have been extended or altered.

The doors have been maintained throughout, but glass panelled doors have been replaced. Some doors have been extended or altered.

Ironmongery is generally all-in working order albeit some handles are missing.

There are open mitred joints to architraves throughout the property which require filling and redecoration.

The architraves throughout the property will require filling and redecoration.

The staircase is of timber construction and is generally satisfactory.

The staircase is of timber construction and is generally satisfactory.

During the renovation process, the following items will be replaced: vanity units, kitchen units, and bathroom fixtures.

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services



As previously outlined services installed
following observations were made:

in detail however the

10.1 Heating

Heating is provided by a
cabinet within the hall
through the roof. The
the boiler appears

is located in a
a vertical flue and
on the boiler, however

The heating
and WC
good
There is

with the exception of the utility
of the survey the system is in
is in the hallway at ground floor level.
the heating system.

There is a gas
We recommend
etc. to ensure that

the property in front of the converted garage
checked and serviced, and radiators balanced
early.

10.2 Electrics

The main Electrical distribution board is in the converted garage. The trip switches are labelled and appear to be satisfactory.

The wiring throughout the house is basic and dated. On a superficial inspection, the electrical installation is in good condition. The house has a working security alarm system as discussed above. There is smoke detector in the hallway and on the first floor landing. There is also a heat detector installed in the kitchen area. There are carbon monoxide detectors in the property.
The house has a telephone connection.

10.3 Hot & Cold Water

Hot water is stored in a copper cylinder, located
cylinder is pre-insulated and appears to be satisfactory
heater however this was not tested.
The main water storage tanks are of uPVC
tanks are covered, insulated, provided with
insulation has fallen away from the tanks
or freezing.

g. The
an immersion
in the attic. The
However some of the
frost damage

10.4 Ventilation

During the renovation
directly to outside or to
permanent ventilation and

was created throughout which is vented
the roof. Rooms are generally provided with
ventilation.



An extract fan is provided over the cooktop and a natural vent located in the kitchen

externally. There is also a

No extract fan is provided in the bathroom to reduce the

this to reduce the

10.5 Fireplaces & Stoves

The original fireplace has been removed

to the bathroom. The flue itself has

During the inspection, an open fireplace was constructed. The chimney was replaced with an electric fire in its place. The

property an open fireplace was constructed. The chimney was replaced with an electric fire in its place. The

We recommend that smoke alarms be provided in the areas where fuel burning appliances

alarms in the areas where fuel burning appliances

10.6 Above & Below Ground

The drainage installation was not tested however we did open the two access junctions around the perimeter of the property, which located at the rear of the property.

The drainage pipe work is of PVC. The separated foul and storm water drain runs from the rear of the property to the front of the dwelling. At some point this must connect to the combined sewer on the public roadway. It is along current regulations to have a new manhole adjacent to the site boundary before connecting up to the existing combined sewer. There is no evidence of this having occurred. That is not to say this has been carried out as it may have been.

Surface water drain appeared to be relatively free from silt. The drain is located adjacent to the property which is gathering rainwater from the roof. It is not permitted, as it has been in existence for some time. It is not a new drain and if any works are carried out in the future, it should be removed.

ing from the roof. It is not permitted, as it has been in existence for some time. It is not a new drain and if any works are carried out in the future, it should be removed.

The foul water drain was opened and the manhole should be re-benched also. The manhole is not adequately supported and suited to the purpose.

up here. The manhole is not adequately supported and suited to the purpose. The lower room and WC are

The covers to both access junctions are in good condition.

ements.

The soil and vent pipe for the kitchen is in good condition.

I would recommend that the drainage system be tested to confirm that the pipework is not leaking.

drainage system to confirm that the



11.0'

Our instructions have a corner approximately

Orn'

The principal masonry boundaries are

The adjacent property

There is a small ship-lapped

back. It would be prudent to check the ground. Gross area is

are well defined and formed generally in the rear with extensive hedgerow and shrubs.

all lean-to single-storey extension off the boundary wall.

ed located to the rear.

The front of the property is fully enclosed by a low level block wall. Block piers with timber gates are provided to the front. All walls are pebble dashed and painted white.

12.0 Planning Legislation

We have not been instructed to investigate and set out the property. Although upon a planning search, it is

this has been made.

This property has gone under extensive re-conversion of the garage to a habitable bedroom including the rear.

of the existing extension to the

The extension to the rear is a conversion of the garage is a'

planning permission. The

Your solicitor should see

endors.



As is typical with the introduction of Building Regulations to detail in terms of compliance, the Regulations at that time, which allowed 'self-certification' for most buildings have many incidents reported on issues of noncompliance in the Regulations. Individual occurrence and therefore the Regulations implemented on.

The status of the Regulations made in Ireland is the Building Control Act 1990 in the Regulations themselves are applicable retrospectively. The Regulations themselves are applicable to the improvement of properties to satisfy current standards.

It is important to note that the Regulations stipulate minimum standards, which must be achieved, but those standards have been improved upon at various intervals since first implemented. Without particular reference to the date of Planning Permission, date of construction etc., it is difficult to comment on certain aspects of compliance with the regulations.

14.0 Conclusions & General Recommendations

The property is presented in good structural condition and maintained and renovated periodically. The property would benefit from the following recommendations:

1. The seal has been broken between the door and the frame. The seal should be replaced.



2. There is evidence of staining would recommend that the inlet gully.



l wall at 1st floor level. I
res to the ground / an

3. There is ev. facia to the rear extension, this should be replaced.



4. The leadwork stops short and there is a gap existing boundary wall / adjoining property's pitched roof the entry of insects or rodents into the void & maintaining an air gap.



tension and the
his could allow
hile

SAMPLE



5. There is minor gaps in the par
foam and sealant should si

use of fire proof expanding
is quite small.



6. no c
diameter) in the existing roof felt. There is
red though.



7. The existing roof insulation, while in good condition it do
approximately 300mm thick. If additional insulation w
costs and improve the level comfortability.

+ current guidelines of
ould reduce heating



SAMPLE



8. Minor radial crack evident in redecorated and monitored

cracks should be filled,



9. The

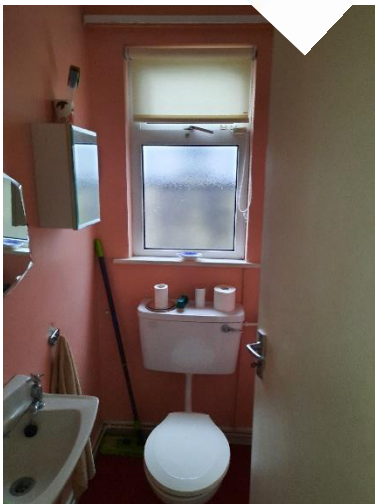
record dates on the boiler.

10. The Electr.

be checked by an electrician.

11. No extract fan is reduce the likelihood

WC. Consideration should be given to improving this to condensation forming within this area.



12. We recommend installation of appliances are utilised.

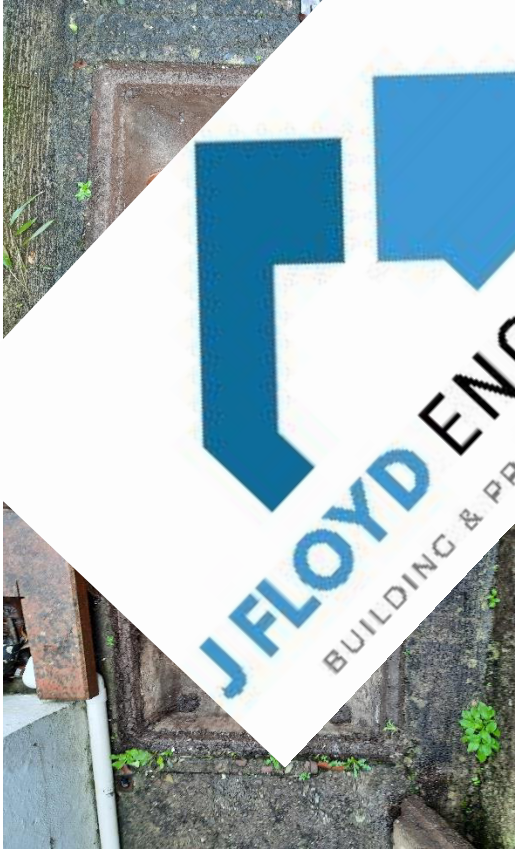
are fuel burning

SAMPLE

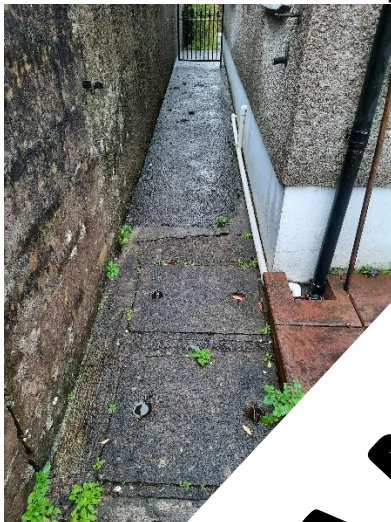


13. The foul water drain was open

amount of silt built up here.



15. Waste pipes serving the ground floor shower room and WC are not adequately supported and suitable brackets should be provided. Manhole cover should be replaced.



16. I would recommend
pipework is

and drainage system to confirm that the

SAMPLE



There are many other items raised
report should be read in full.

We trust that this is sufficient
with your intended purpose
the contents of this

John F.

listed here. This

as you proceed
with regard to



SAMPLE