

Confidential Property Survey Report



12 New Street, Dublin

**Inspection prepared for: Mr. A Sample
Date of Inspection: 13/4/2015**

**Inspector: David Usher
B.Sc. (Hons) Building Surveying
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David Usher

Your Building Survey Report

Thank you for appointing Property Health Check to conduct this Pre Purchase Building Survey. The Purpose of the Building Survey is to highlight issues of concern and give you a thorough understanding of the property, both positive and negative. We recommend you read the entire Survey Report, jotting down any queries you have. Please call your surveyor to discuss any noted queries. We are available for any questions you may have throughout the entire closing process.

Objective of Report

The principal objective of the Report is to assist you:

1. Make a reasoned and informed judgement on whether or not to proceed with the purchase.
2. Assess whether or not the property is a reasonable purchase.
3. Be clear what decisions and actions should be taken before contracts are exchanged.

The vendor and estate agent will almost always highlight the merits of the property, so try not to panic or lose interest in the property when your attention is directed to unforeseen concerns. Consider the whole picture in your final decision e.g. property type, age, location, pre purchase survey results, discussions with your engineer, and the agreed sale price.

Orientation

Any reference to the left or right are taken from the front of the property. This includes observations to the rear which you may not be able to physically see from the front of the property.

Issues and defects

The report will draw your attention to some areas of the property that we were unable to inspect. Further investigations before you purchase may be advisable. These could reveal the need for additional repairs that would alter the figure at which you would purchase the property. Your surveyor is available to discuss and assist you with the best course of action regarding these issues.

The vendor is not obliged to repair any of the defects noted in this report. This is a matter of negotiation between you and the vendor **prior** to purchasing the property.

The report may refer to approximate time scales for repair work. Estimating the life span of building systems and building services before repairs and / or replacements are required is subjective. The actual effective life time of building materials and services can and will vary significantly from our estimates.

Summary

This is found towards the end of the report. It is **not** a complete listing of all the findings in the report. Please review **all** of the pages of the report as the summary alone does not explain all the issues found.

Items outlined in RED (visible only in the emailed PDF report) are issues or items that require maintenance, repairs or replacement.

Suggested Additional Research

The current vendor or estate agent may not be aware of certain defects or issues that may affect the property or area. However, it can be surprising what information can be revealed by asking some of your potential neighbours a few direct questions.

It is always recommended to visit the locality by both the day and night, and particularly at the weekends to establish what the neighbourhood is like during these times. This will also provide an ideal opportunity for you to discuss with neighbours and local residents potential concerns such as: anti-social activity, past flooding in the area, possible pyrite damage or any other undisclosed issues. If your enquiries raise any issues that you are not sure about, please give your engineer or your legal adviser a call to discuss them.

Inspection Details

1. Property Type

Property Type.

Two storey semi-detached house.

2. Occupancy

Occupancy at time of inspection.

Occupied property - property furnished. The inspection can take no account of works covered up, inaccessible or otherwise obscured from view. Furnishings and fittings are not moved.

3. Receptions/ Bedrooms.

Receptions / Bedrooms.

3.1. Two receptions.

3.2. Three bedrooms.

4. Weather

Weather conditions at the time of inspection.

The weather was dry at the time of inspection.

5. Recent Redecorations / Refurbishments.

The property has not been recently redecorated.

Overall Structural Rating on Property

The Overall Rating (*shown at the bottom of this page*) is provided solely for the Client's Legal Advisor and Client's Mortgage Provider whose main concern is usually the Overall Structural Condition of the Property.

Please Read the Building Survey Report in Full to get an in depth understanding of the Property. If you are not certain about any comment in the report please contact Property Health Check before closing.

Property Health Check uses the following Ratings.

Poor Structural Condition, Structure Requires Immediate Repairs / Refurbishment.

Below Average Structural Condition, Property has not been constructed to proper standards and requires repairs / maintenance.

Average Structural Condition, Structure is in a Reasonable condition.

Above Average Structural Condition, Structure has been built to a high standard.

The Rating takes into account all the visible structural area's of the property including,

*Known structural defects in the property,

*Overall structural condition,

*Age of the property,

*Type of materials in use at time of construction,

*Normal wear and tear,

*Building standards that where applicable at the time of construction.

The **Overall Rating** does not take into account the electrical, heating and plumbing utilities, interior finishings, furnishings, the value of the property or suitability for its intended use. This is a personal / commercial decision to be made by the client.

1. Overall Rating On Structural Condition of Property.

The property survey comprises of a brief walk through inspection, generally of 1.5-2.5 hours duration, with no opening up works carried out. It is carried out with a view to recording only any significant findings or defects ahead of a property purchase. For the purposes of this inspection, significant findings or defects would be considered to be any which could affect a purchasing decision, indicate a potential serious problem, or constitute an essential maintenance or safety issue. Minor items not considered essential to the value and function of the property are not considered for reporting purposes.

Average Structural Condition.

Matters for Legal Advisor's Attention

In this Section of our report we have made comments and observations based on the visual inspection of the property that may assist the client and his / her legal advisor to request certain certificates or consents as part of the property conveyance.

The Building Surveyors comments and observations are based on the visual inspection of the property and further enquires may raise other issues.

The Building Surveyor does not inspect the Planning or Title Documents relating to the property (as part of our building survey) and assumes that the property is not subject to any planning restrictions or other onerous restrictions or covenants.

If you require us to carry out a comprehensive inspection of the files covering compliance with planning permissions, boundaries, folio maps, title maps, rights of way, wayleaves, etc. This will involve the payment of an extra fee. The fee would depend on the complexity of the matters raised and the knowledge and responsibly involved.

1. Exempt Developments to Exterior of Property

Observations on Exempt Developments to Exterior of Property:

1.1. Front porch enclosed.

1.2. I would recommend that a Certificate of Exemption from Planning Permission and compliance with Building Regulations be obtained from the vendor for change/s listed above. Any certification available regarding interim inspections which may have been carried out during the course of the works should also be obtained.



Front porch enclosed.

2. Exterior Changes Requiring Planning Permission.

Exterior Changes Requiring Planning Permission.

2.1. Rear extension extending beyond the left side of house.

2.2. I would recommend that a Certificate of Compliance with Planning Permission and compliance with Building Regulations be obtained from the vendor for the work/s listed above. Any certification available regarding interim inspections which may have been carried out during the course of the works should also be obtained.



Rear extension extending beyond side of house.

3. Interior Alterations to Property

Interior Alterations to Property

3.1. No substantial changes noted to interior of property.

4. Water Supply Observations.

Our comments are based on a visual inspection. The water supply system / pipes are underground and connections to public or shared systems should be confirmed with the Local Authority before closing.

4.1. Public water supply.

5. Waste Water Discharge Observations.

Our comments are based on a visual inspection. The waste water discharge systems / pipes are underground and connections to public or shared systems should be confirmed with the Local Authority before closing.

5.1. Public System.

6. Garage / Sheds within Site

Observations:

6.1. Masonry shed.

6.2. Note. The (footprint) area of the shed is greater than 25 meters squared. Obtain certificate of compliance with Planning Permission.



Masonry shed.

7. Parking / Driveway

Observations:

7.1. Front driveway.



Front driveway.

8. Oversailing / Encroachment Over Property Boundaries

Observations:

8.1. The neighbours window is overlooking the right side of inspected property.



The neighbours window is overlooking the right side of inspected property.

9. Rights of Way / Easements

Observations:

9.1. No rights of way noted over property.

10. Property Abutted Directly by a Public / Private Road

The ownership (public / private) of the road allowing access to the property should be confirmed by your Legal Advisor before closing.

10.1. There is direct access to the property / site from a public road.

Grounds

The visual survey cannot guarantee that there are no leaks in the sewer or rain water pipes to the property. To ascertain if there are leaks a cctv survey of the pipes and hydrostatically testing the pipes would be required.

Drain covers are not lifted / opened if they are:

A) Screwed / bolted or welded down, B) Covered / obscured by vegetation, C) Not visible / restricted by heavy objects, D) If drains will be damaged by lifting / opening cover/s.

1. Exterior Drainage (Underground)

Observations:

1.1. There was no visible evidence that the system was not working satisfactorily.



Drains in a reasonable condition.



Drains in a reasonable condition.



Drains in a reasonable condition.

2. Exterior Waste Pipes (Overground)

Observations:

2.1. **Foul and rain water discharging into same drain** at back of property.



Foul and rain water discharging into same drain.

3. Grading

Observations:

3.1. Exterior grading around property is reasonable.

4. Outbuilding/s

Observations: Outbuildings (if any) are not inspected in detail.

4.1. **Timber shed.**

4.2. Shed is in a poor condition.



Timber shed.

5. Boundaries

Observations:

5.1. Delayed maintenance to timber fences.



Delayed maintenance to timber fences.

Building Structure

The **structure** is by far the most important part of the building survey. In many instances structural problems can be expensive to repair. The structural part of the building survey involves examining all visible parts of the exterior, the roof, interior walls, ceilings, floors, attic space, doors, door frames and window frames. Particular attention is paid to visible evidence of past or present movement such as cracks, settlement, bowing, sagging and lifting. Movement or structural settlement can occur at any time, so regular monitoring of the property is important.

1. Restricted View to Walls.

Observations:

- 1.1. No restrictions to exterior walls.

2. Structural Alterations

Observations:

- 2.1. No substantial changes noted to interior of property.

3. Masonry Walls

Observations:

- 3.1. No settlement noted in structural masonry walls.
- 3.2. **Thermal cracking** in cement rendered walls.



Thermal cracking in cement rendered walls.

4. Foundations

Observations:

- 4.1. The **foundation** would appear to be adequately supporting the structure.

5. Window Sills / Lintels

Observations:

5.1. Window sill cracking to right side of house.



Window sill cracking to right side of house.

6. Floors.

Observations:

6.1. No unusual sloping / deflection was noted in the floors at the time of inspection.

6.2. Floor coverings restricting view of floors.

6.3. The ground floors are all **Solid concrete floors**.

6.4. Upper floors are all **Suspended timber floors**.



No unusual sloping / deflection was noted in the floors at the time of inspection.

7. Stairs.

Observations:

7.1. The stairs is in a reasonable condition.

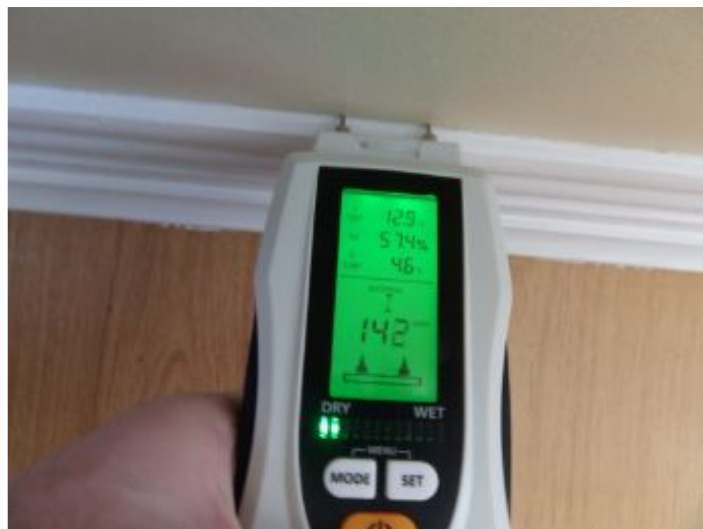
8. Rising Damp.

Observations:

8.1. Dampness :Damp proof course is effective.



Dampness :Damp proof course is effective.



Dampness :Damp proof course is effective.

9. Lateral Dampness.

Observations:

9.1. No **moisture penetration** through exterior walls.

Building Envelope

1. Flooding Observations

Flooding, Previous damage caused by flooding would normally have been repaired and flooding damage may not be obvious to the surveyor at the time of inspection. It is important to check with people living in the immediate area, the Local Authority and insurance companies who insure properties before closing. There is no assessment of flood areas, tunnel lines or any inspection of ordnance survey maps relevant to the property carried out. Any further investigation into these areas must be arranged as a separate instruction. Reference is made to later notes appended to the report.

1.1. No previous flooding was noted in the property at the time of inspection.

1.2. Check with a number of insurance companies for potential loading or other restrictions on flood insurance before closing.

2. Exterior Doors.

Observations:

2.1. Back doors required re-alignment.



Back doors required re-alignment.

3. Windows.

Observations:

3.1. Window hinges require lubrication, will prevent windows from closing flush to window frames.

3.2. **Window seals falling** in double glazing at back of house and in bathroom.



Window hinges require lubrication.



Window seals failing in double glazing at back of house, condensation noted.



Window seal failing in double glazing to bathroom window.

Roof Coverings

Roof Coverings / Leaks,

The roof coverings would normally be held in place by nails through holes in their top edge and fixed onto timber battens laid across the roof rafters. The first course of roof coverings are laid and then the courses are built up towards the ridge / hip lines, ensuring there is a lap to create a weatherproof surface during normal weather conditions.

Our visual survey will report on active leaks where damp or wet stains are visible at the time of inspection. It is common for some roofs to leak under certain weather conditions (ie. wind driven rain), where these conditions may not have been replicated at the time of our survey. The absence of evidences of roof leaks does not guarantee that roof leaks were not present; rather, that no evidences of leaking were visible at the time of the inspection.

Note. Minor defects in roofs if not addressed may develop, resulting in more serious and costly repairs. Roof flashing, flat roofs, gutters and downpipes are typical examples. These can quickly get worse without warning and result in serious leaks. Regular maintenance of roofs are required.

1. Flat Roof Coverings

Observations:

1.1. Flat roof covering aging over side extension.

1.2. Recommendation: The felt roof covering is towards the end of it's natural life, budget to replace.



Water ponding on flat roof.

2. Chimneys / Chimney Flues

Observations:

2.1. The chimney is in a reasonable condition.

3. Chimneys Flashing

Observations:

3.1. Moisture leaking around chimney (see damp chimney brest in attic).

4. Flashing / Valleys.

Observations:

4.1. Secure slipped flashing between inspected property and neighbouring property. No leaks noted at time of inspection, monitor.



Flashing slipped / loose.

5. Fascia / Soffits.

Observations:

5.1. Wood rot at corners of roof eaves.



Rotting roof eaves.

6. Gutters / Downpipes

Maintenance Schedule.

Plastic gutters do need maintenance from time to time. You will find that eventually the rubber seals to the joints will perish, leaks will occur and these will need to be replaced in the course of your routine maintenance plan.

Observations:

6.1. Gutters and downpipes are in a reasonable condition.

Roof Structure / Attic Space

The **roof structure** is designed to support the roof loads, prevent excessive deflection and transfer the dead and imposed roof loads to load bearing walls. The roof structure should also be secured to the walls to resist wind uplift.

1. Access to Attic / Roof Space

Observations:

- 1.1. Reasonable access to attic space through attic trapdoor.

2. Roof Structure

Observations:

- 2.1. Main roof is constructed of **factory engineered and manufactured timber roof trusses**
- 2.2. The roof structure to the property is in a reasonable condition.
- 2.3. No movement noted in roof structure at the time of inspection.



Main roof is constructed of factory engineered and manufactured timber roof trusses

3. Chimney Brest.

Additional Information.

A ventilation gap should be allowed for around the damp chimney brest if considering converting the attic.

Observations:

- 3.1. Damp chimney brest in attic.



Damp chimney breast.

4. Breathable Membrane / Sarking Felt.

Observations:

4.1. Non breathable sarking felt **Membrane under roof coverings.**

4.2. Holes / tears in roof felt.



Hole / tear in roof felt.

5. Party Wall/s.

Observations:

5.1. Fiberglas insulation fitted as fire proofing / fire blocking, replace with fire proof grade rockwool.



Fiberglas insulation fitted as fire proofing / fire blocking, replace with fire proof grade rockwool.

Interior Areas

The "Interior of Property" section deals with decorative and ventilation concerns and should be read in conjunction with other Sections in the report. Two windows are opened and inspected on each floor as part of this inspection.

1. Ventilation / Condensation.

Observations:

1.1. Consider installing automatic sensor controlled vents in bathroom and kitchen.

1.2. Vent openings required in all rooms.

1.3. Inadequate **Ventilation in property.**



RH level in kitchen, c, 70 %



RH level in bathroom, c, 75 %

2. Walls.

Observations:

2.1. The interior walls of the property would benefit from redecoration.



The interior walls of the property would benefit from redecoration.

3. Ceilings,

Observations:

3.1. The ceilings would benefit from redecoration.

3.2. Moisture stains noted in ceilings.



Moisture stain in ceiling at chimney.



Moisture stains under bathroom.

4. Thermal Imaging Scan

Observations:

4.1. No active leaks noted under main roof to property at the time of inspection, monitor.

4.2. No active leaks noted to interior ceilings at the time of inspection, monitor.



No active leaks noted under bathroom at the time of inspection, monitor.



No active leaks noted under ensuite at the time of inspection, monitor.

5. Doors.

Observations:

5.1. The interior doors and door hardware are generally in a reasonable condition.

6. Windows.

Observations:

6.1. Interior windows and hardware are in a reasonable condition.

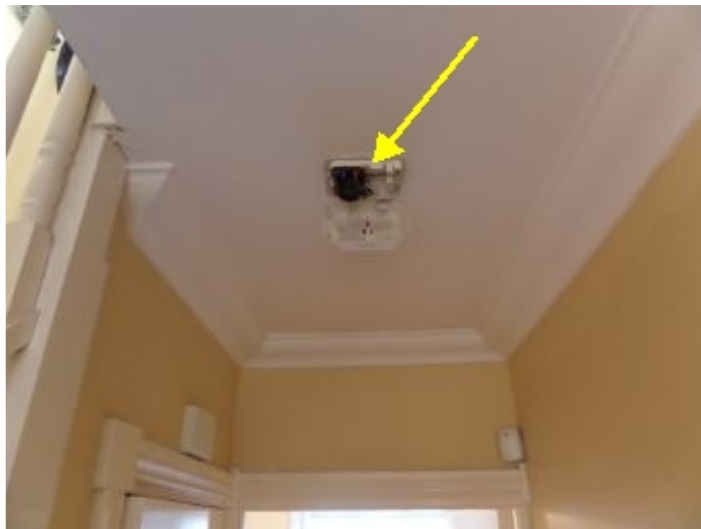
7. Smoke Detectors.

Maintenance Schedule.

Smoke alarms should be tested when moving into property and at least weekly thereafter.

Observations:

7.1. Replace batteries in smoke alarms.



Replace batteries in smoke alarms.

8. Carbon Mon-Oxide Detectors.

Observations:

8.1. Carbon mon-oxide alarm should be tested when moving into property and at least weekly thereafter.



Carbon monoxide alarm should be tested when moving into property and at least weekly thereafter.

Asbestos

1. Asbestos.

Observations:

1.1. **Asbestos** panel noted in back garden.



Asbestos panel noted in back garden.

Heating System

A typical guide price to have a standard oil or gas boiler serviced ranges between €80-€120 exclusive of VAT. This price would not include any parts or additional labour that maybe required following on from the engineers service.

Fuel leaks can happen at any time, care and attention should be paid to all fuel pipes to prevent damage.

The efficiency or capacity of the heating system and hot water supply system is not tested.

Note: If the property has a gas supply it would be prudent to check if it is an authorised connection before closing.

1. Heating System

Observations: Checks of services are cursory at this level of inspection and can take no account of the numerous defects that can only be diagnosed and identified with detailed service testing and investigation by a variety of competent contractors.

1.1. The heating system is now probably overdue for a service and therefore before you purchase, I recommend that you ask a qualified heating engineer to check and service the heating system or arrange for the owners to do this and then you should set in hand an annual maintenance agreement.

1.2. System would appear to be a gas fired central heating system

1.3. Burner operating at time of inspection.

1.4. Low water pressure to heating system.



Full service required.



Low water pressure to heating system.

2. Radiators

Observations:

2.1. Radiators slow to heat

3. Pipes to Radiators

Observations:

3.1. Copper pipes to radiators.

3.2. Valves stiff to turn.

4. Heating Controls.

Observations:

4.1. There is a basic programmer controlling the boiler.

4.2. No **IRV** 's fitted to radiators.



There is a basic programmer controlling the boiler.

5. Water Heating Systems

Observations:

5.1. Electric immersion heater in copper cylinder.



Electric immersion heater in copper cylinder.

6. Solar Panels

Maintenance Schedule.

Refer to owner / operator manual for maintenance schedule.

Observations:

6.1. Solar panel system should be commissioned before closing.



Solar panel system should be commissioned before closing.



Solar panel system should be commissioned before closing.

Plumbing Installation

A guide price to inspect and test a standard plumbing system carried out by a competent plumbing engineer would be in the region of €175-€275 inclusive of VAT.

Note, It is quite common in bathroom and kitchen areas, that there had been previous leaks that have dried out or have been repaired. Using damp testers or thermal camera's will not show up damage that was previously caused to walls or floors that have dried out. Floors and walls that are covered up may show evidence of damage resulting from previous leaks which would not be visible to the surveyor. Evidence of some leaks will become evident when personal belongings have been removed from the property which may not have been apparent at the time of inspection.

Note: For houses connected to a public / group water system it would be prudent to check if the water supply connection to the property is authorised before closing.

1. Overall Rating on Plumbing System.

Observations: Checks of services are cursory at this level of inspection and can take no account of the numerous defects that can only be diagnosed and identified with detailed service testing and investigation by a variety of competent contractors.

1.1. Plumbing system would appear to be operating normally.

2. Water Supply, On / Off.

Observations:

2.1. The water supply was turned on at the time of inspection.

3. Plumbing Fixtures.

Observations:

3.1. **Re-seal** around bathtub to wall in bathroom.

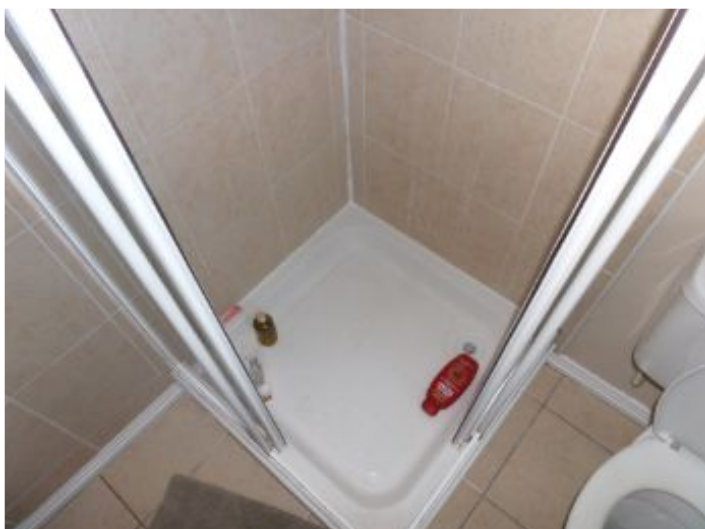
3.2. **Re-seal** around shower tray to wall in ensuite.



Re-seal around bathtub.



Re-seal around bathtub.



Re-seal around shower tray.



Toilets are in a reasonable condition.

4. Plumbing Pipes (Supply / Discharge).

Observations:

4.1. Plumbing pipes where visible would appear to be in a reasonable condition.



Plumbing pipes where visible would appear to be in a reasonable condition.

5. Taps / Showers.

Observations:

5.1. The taps are operating normally.

5.2. Shower operating normally.



The taps are operating normally.

6. Water Storage Tank.

Observations:

6.1. PVC water storage tank.

6.2. Cover required over water storage tank.



Cover required over water storage tank.

Electrical Services

There are two associations representing qualified electricians in Ireland, RECI, (Register of Electrical Contractors of Ireland) www.reci.ie and ECSSA, (Electrical Contractors Safety and Standards Association) www.ecssa.ie. These two main electrical bodies in Ireland recommend that a full inspection and test should be carried out by a registered electrician every five years on a residential property by a competent electrical contractor. Depending on the size and location of the property prices will vary. A guide price from RECI for an inspection of a standard size house will be in the region of €350 to €400 exclusive of VAT. RECI recommend that the time interval between periodic inspections of a domestic property electrical installation be five years, and no more than ten years. Advice on periodic inspections of electrical installations is available at <http://www.reci.ie>

Note: Before closing it would be prudent check if there is an authorised electrical supply to the property as it can be costly to reconnect.

1. Overall Rating on Electrical System

Additional Information.

RECI recommend that the time interval between periodic inspections of a domestic property electrical installation be five years, and no more that ten years.

Advice on periodic inspections of electrical installations is available at <http://www.reci.ie>

Observations: Checks of services are cursory at this level of inspection and can take no account of the numerous defects that can only be diagnosed and identified with detailed service testing and investigation by a variety of competent contractors.

1.1. Electrical system would appear to be operating normally.

1.2. Recommendation: I am unaware when the system was last checked or tested. It is always recommended that electrical installations be checked upon change of ownership.

2. Electrical Supply / Service.

Observations:

2.1. Single phase electrical supply.



ESB meter.

3. Electrical Panel.

Observations:

3.1. Electrical panel would appear to be in a reasonable condition.



Main breaker panel.

Terms and Conditions

Subject to expressed written agreement to the contrary and any agreed amendments or additions, the terms of which the surveyor will undertake the Building Survey are set out below.

Limitations of Report

Property Health Check Ltd does not claim or warrant that the observations listed in this report represent every condition that may exist in the property. Our visual survey is not an insurance policy to cover all defects that may arise in the future and does not include the examination of unexposed or inaccessible areas of the property. The inspection reports only on the visible elements as expressly detailed, to establish the structural condition and general state of repair of the property. The terms and conditions or what some people refer to as the small print means that with a visual survey of this type you have to accept that possible latent defects may exist in the structure, related equipment, underground piping, and systems that are not visible or able to be viewed during a visual inspection. This is particularly applicable in items relating to water, such as roof leaks and water penetration conditions, where the condition may exist but not be visible at the time of the inspection; e.g. where it has not rained for a period of time, enabling materials to dry out. When using the information supplied in this Report, you must recognise the restrictions of a visual inspection, and accept the inherent risk involved.

Your custom is very important to Property Health Check, so if in the future a latent or concealed defect becomes apparent, that a visual survey would not cover, please call us and we will be happy to make available to you our expertise, and offer direction and advice to best remedy the problem.

Restrictions on Disclosure

This report is provided solely for the use of the person to whom this report is addressed, and his professional adviser, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted with to perform the inspection. If a third party chooses to use this inspection report, they do so without Property Health Check Limited's permission or authorization, and they do so at their own risk.

PDF Copy of Report

- We provide by email a PDF copy of the report.
- There is no restriction on how many times the PDF copy of the report can be printed off by you or your Solicitor.

The Inspection

- The Building Survey Report is a visual inspection of the visible surfaces only.
- The basis of our opinions will be the apparent performance of that portion of the property readily visible at the time of the inspection.
- Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection.
- No opening up of the property is undertaken that would require the use of tools.
- The Surveyor does not carry out any tests on building materials or services used in the construction of the property.
- The Surveyor will assume that the materials used in the construction of the property were suitable for their intended use.
- There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship, and/or need for repair of any item inspected.

Accessibility and Voids

- The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect areas that are covered, unexposed or not reasonably accessible.
- Access panels or fittings that are locked, nailed, glued, sealed, screwed in place or covered with soil will not be removed or opened.
- Timbers, woodwork and other parts of the structure which are covered, unexposed or inaccessible are not available for inspection; therefore we cannot report that any such part of the property is free

from defect.

Floors

- The surveyor will only lift accessible sample floor boards and trap doors which are not nailed, glued or screwed in place, covered by furniture, ply or hard board, carpets or other floor coverings.
- The Surveyor will not attempt to raise fixed floorboards without the written permission of the owner.

Roofs

- The roof structure will be inspected only if there is safe access.
- The Surveyor will inspect roof coverings from the exterior of the roof.
- Roof coverings that are inspected are those that are visible from either ground level, by using a three meter ladder, or by visual inspection from accessible window openings within the property.
- Access hatches to roof spaces which are nailed, glued or screwed in place will not be opened.
- The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0 meters above the floor or adjacent ground. Roofs above this level will be inspected by binoculars from ground level.
- Our visual survey will not report on active roof leaks that are visible at the time of inspection. The survey excludes liability for leaks that occur under weather conditions that were not present at the time of survey e.g. wind driven rain, where these conditions may not be replicated at the time of our survey.

Exterior Grounds and Outbuildings

- The inspection will not include specialist leisure facilities and equipment, swimming pools, tennis courts, security systems including security gates and sprinkler systems.
- The survey will not report on ground contamination resulting from oil or other chemical leaks or spillages in or around the property.

Services

- All services including, electrical, plumbing and heating installations are visually inspected.
- Systems or individual parts of systems will not be opened up or tested.
- Heating appliances, geothermal systems, back boilers, water heaters, household appliances, solar systems, wind turbines, alarms, cables and wireless systems are not tested under the scope of this inspection.
- Conclusive tests can only be undertaken by suitably qualified contractors. The inspection is limited to a superficial observance and in the absence of any specific tests no warranty can be given as to their condition, design or efficiency.

Areas Not Inspected

- The Surveyor will identify in the report any areas that would normally be inspected but was unable to inspect and will indicate where he considers that access should be obtained or formed.
- The Surveyor will advise on possible or probable defects based on the evidence of his observations.

Weather Conditions at the Time of Survey

- Our visual survey will report on active leaks that are visible at the time of inspection.
- It is common for windows, doors, walls and roofs to leak under certain weather conditions e.g. wind driven rain. However, these conditions may not be present at the time of our survey.
- The survey excludes liability for leaks that occur under weather conditions that were not present at the time of survey.

Contamination

The Surveyor will not comment on the existence of contamination as this can only be established by appropriate specialists.

Deleterious and Hazardous Materials

- Unless otherwise stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property.
- Lead water supply pipes and asbestos will be noted, and advice given if these material can be seen.

- The Surveyor will not comment on electro-magnetic fields resulting from transformer stations, overhead power lines, wireless transmitters either adjacent too or on the subject property.

Consents, Approvals and Searches

- The Surveyor will assume that the property is not subject to any unusual or onerous restrictions or covenants which apply to the structure or effect the reasonable enjoyment of the property.
- The Surveyor will assume that all Planning permissions, Bye-Laws, Building Regulations and other consents required have been obtained. Your legal adviser should verify whether such consents have been obtained. Any inquiries should be made by the client or his legal advisers.
- The Building Survey is an inspection of the property as built and is not a Planning Search of what should have been built.

Occupied Properties

Occupied properties present various difficulties when carrying out the survey, such as stored items within cupboards, the attic space and day to day household goods throughout the property. This can impede the Surveyors investigation and therefore he is limited to making best assumptions in these areas.

Cost to Re-Visit or Re-Inspect Property

- If a re-inspection or visit to the property to inspect defects that have been repaired, or to carry out further evaluations on aspects of the property that may have been concealed or restricted at the original inspection (this normally includes areas such as walls, floors, roofs and foundations that may have required opening up or the removal of restrictions that prevented a full inspection), the fee charged is 2/3 thirds (two thirds) the original fee charged.

Glossary

Term	Definition
Asbestos	The removal of any material containing asbestos is a specialist and complex procedure and so must be carried out by a specialist contractor. In many situations if the asbestos material is not going to be disturbed then it can be a better solution to maintain rather than replace.
Driveway	It is important to keep driveways free from moss and other vegetation as this can create slippery / hazardous surfaces. Long term delayed maintenance can lead to settlement / unevenness in the driveway which can become a trip hazard.
Factory engineered and manufactured timber roof trusses	This type of roof as the name suggests is manufactured in a factory. Timbers are fixed together to exacting standards to form individual frames / trusses which are erected on site. The frames / trusses are then braced and tied to ensure a rigid roof structure. The frames / trusses in most cases cannot be cut or altered without providing substantial extra support to the roof structure.
Foul and rain water discharging into same drain	Discharging surface water to the foul sewer drain is not allowable now under the Building Regulations, the Water Services Act or the Greater Dublin Regional Code of Practice for Drainage Works. However County Councils recognise that older houses and older extensions that have been built prior to these requirements coming into force where the surface water discharges to the foul sewer are common and do not enforce any repair works to be carried out. It would normally be a condition of any new planning permission or exempt development on any site that no surface water / rainwater shall discharge into the foul sewer system under any circumstances.
Foundation	The external walls of the building should be checked regularly for signs of settlement or movement in the foundations.
Membrane under roof coverings	Prior to the roof being covered, the roof was covered over with a layer of roofing membrane. This serves a number of purposes. It helps equalize air pressure externally and internally, consequently reducing the risk of roof coverings lifting in strong winds. Its other function is to act as a second line of defence in the event of any water being blown under the slates. Water is channelled down the roofing felt which should then be lapped into the gutters and taken away through the rainwater system. What usually happens after 10 or 20 years is that where the roofing felt is exposed to ultra violet light where lapped into the gutters, it tends to perish. This means that in the event of water blowing back under the roof coverings, instead of running into the gutters, it can drip behind fascia boards and lead to rot / dampness in this area.
Moisture penetration	Penetrating dampness can come from a number of sources such as defects with seals around windows and doors, chimneys, flashings, roofs, rainwater goods and external joinery. Penetrating dampness can also come via defects with external render, pointing and plaster finishes as well as high external ground levels.

Re-seal	Seals should be monitored and may require replacement / renewal every 2 - 5 years depending on manufactures guarantees for the sealant used.
Solid concrete floor	Solid concrete floors are normally formed by laying over a hardcore base onto the ground which helps spread the load of the floor evenly across the ground below. This hardcore base should be compacted and on top of this a concrete floor slab is cast which should incorporate a damp proof membrane and over this a final sand and cement screed is laid.
Suspended timber floor	The construction of suspended floors has changed very little over the years. Timber floor joists are set into the masonry walls of the building and then the floorboards are simply nailed or screwed onto these joists.
TRV	A TRV is a Thermostatic Radiator Valve which controls the temperature of individual radiators.
Thermal cracking	Thermal cracking occurs due to physical and chemical changes within materials. They can occur under certain circumstances such as due to temperature changes either from summer months to winter months or even from night time and day time. A typical house will expand and contract by up to 5 millimeters per year resulting in minor cracks appearing around stress points such as over windows and doors. Thermal cracks, although structural in nature are of relatively minor concern. These thermal cracks will still need attention in order to maintain the watertightness of the building.
Timber shed	Timber sheds require annual wood preservative treatment, especially were resting on the ground.
Ventilation in property	Ideal humidity in most cases is c, 50-55% humidity, however if occupants of properties have certain medical conditions, doctors may recommend a different humidity level.
Window seals failing	Once a window seal fails in one window, it is an indication of possible future failure in the other windows.

Report Summary

The summary is not a complete listing of all the findings in the report. Please review all of the pages of the report as the summary alone does not explain all the issues.

Grounds

Page 9 Item: 2	Exterior Waste Pipes (Overground)	2.1. Foul and rain water discharging into same drain at back of property.
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Roof Coverings

Page 16 Item: 1	Flat Roof Coverings	1.1. Flat roof covering aging over side extension. 1.2. Recommendation: The felt roof covering is towards the end of it's natural life, budget to replace.
Page 17 Item: 3	Chimneys Flashing	3.1. Moisture leaking around chimney (see damp chimney brest in attic).
Page 17 Item: 4	Flashing / Valleys.	4.1. Secure slipped flashing between inspected property and neighbouring property. No leaks noted at time of inspection, monitor.
Page 17 Item: 5	Fascia / Soffits.	5.1. Wood rot at corners of roof eaves.

Roof Structure / Attic Space

Page 20 Item: 5	Party Wall/s.	5.1. Fibreglas insulation fitted as fire proofing / fire blocking, replace with fire proof grade rockwool.
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Interior Areas

Page 22 Item: 1	Ventilation / Condensation.	1.2. Vent openings required in all rooms. 1.3. Inadequate Ventilation in property.
Page 23 Item: 3	Ceilings,	3.2. Moisture stains noted in ceilings.

Asbestos

Page 26 Item: 1	Asbestos.	1.1. Asbestos panel noted in back garden.
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Heating System

Page 28 Item: 3	Pipes to Radiators	3.2. Valves stiff to turn.
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Plumbing Installation

Page 30 Item: 3	Plumbing Fixtures.	3.1. Re-sea around bathtub to wall in bathroom. 3.2. Re-sea around shower tray to wall in ensuite.
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