KELLEHER & ASSOCIATES
CHARTERED BUILDING SURVEYORS

Sample photograph of front elevation of property

Property: {Address here}

Property Inspection Date: July 2020

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SOCIETY OF CHARTERED SURVEYORS IRELAND

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CONTENTS

1.0 Project Details:

Client Name:	Mr. A Smith
Client Email Address:	
Prepared at:	Kelleher & Associates 17 Upper Baggot St. Dublin 4
Document Prepared by:	Mr. Patrick Kelleher

2.0 REPORT PREFACE

The property briefly comprises of a five-bedroom, three-storey terraced, red brick Victorian residential dwelling built in the 1890s.

The survey inspection and report has been carried out in accordance with the Appendices and Conditions attached to the report.

3.0 Site Inspection

The property was inspected on 8th July 2020 by Mr. Patrick Kelleher of Kelleher & Associates.

The prevailing weather at the time of our inspection was cool and bright. The weather for the 48 hours preceding our inspection was generally similar.

4.0 Equipment Used

The following is a list of the equipment used during the course of the inspection.

- Measuring Tapes & Electronic Rangefinder
- Flashlight to illuminate un-lit spaces.
- Moisture Meter to identify moisture content of materials.
- Spirit Level to determine horizontal / vertical level of elements.
- Binoculars to examine external walls, roof, chimney & components from ground level.
- Ladder (maximum 3.0m in length) to gain access to attic space.
- Screwdriver to open access junctions and 'sound-out' construction components.
- Digital Camera to enable the production of digital images.
- Compass to determine orientation.

5.0 Terminology

Where the expressions immediate, short term, medium term and long term are used they generally mean the following:

Immediate	:	within 1 year
Short Term	:	within the next 1 to 3 years
Medium Term	:	within the next 4 to 10 years
Long Term	:	within 11 to 20 years

Where the terms 'right hand' or 'left hand' are used, they assume that the reader is facing the element being described.

Floor Plans (showing rooms referred to in the report – used in larger, more complex surveys):

First Floor Entrance Level Lower Entrance

Appendix 1 has a useful diagram providing an explanation of the various components of a sample dwelling house.

6.0 Drawing Information

No drawings, technical specifications or other information relating to the original construction of the building has been provided for the purpose of our inspection or report.

7.0 Planning & Building Regulations

The construction of the original property predates the enactment of the Building Regulations, which came into effect on June 1st, 1992. Section 22 (7) of the Building Control Act, 1990, stipulates that an enforcement amnesty is granted to construction work carried out prior to the 13th December 1989, and approval of such works under the Building Bye Laws is deemed to have been granted.

Since originally built the property has been extended to the rear by the addition of a conservatory style extension with an internal floor area of approximately 14.77m^2. A Certificate of Compliance from Planning and Compliance with Building Regulations should be provided for the conservatory extension.

A small extension has been added to the rear of the original return, known as Bedroom 5. It is unclear whether planning permission was applied for this addition and clarification is required. The Exempted Development Regulations do not apply to Protected Structures. A Certificate of Compliance with Planning and Building Regulations should be provided for this addition.

8.0 Protected Structure Status/ Planning History

The property is listed in Dublin City Councils (DCC) Record of Protected Structure as a 'Protected Structure' and is not in an ACA.

Ref.: A Protected Structure, Dublin 6 House (extract from register).

A 'Protected Structure' is a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view and is included in its Record of Protected Structures (RPS). It may be a building or part of a building which is of significance because of its architectural or artistic quality, or its setting, or because of its association with commercial, cultural, economic, industrial, military, political, social or religious history.

Every planning authority is obliged to have an RPS that includes structures of special interest in its area. The RPS forms part of the Development Plan. The legislation for protected structures is contained in the Planning and Development Act 2000. Part IV of the Act deals with architectural heritage.

It is an offence for the owner of a Protected Structure to allow it to be endangered, or to carry out any works that could affect its character without planning permission, and the penalties are severe.

Permission to Carry out Work on a Protected Structure

Generally, any Works to a Protected Structure require Planning Permission. It is not possible to make an application for Outline Permission; any application must be for full Permission. Even a small extension or minor alterations, that in a normal building would be considered 'Exempted Development', may need planning permission. The definition of 'Works' includes construction, excavation, demolition, extension, alteration, repair or renewal but also any 'any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure'. It is not possible to make an application for Outline Permission; any application must be for full Permission.

It is important for you and/or your Architect to make contact with the planning authority at an early stage and discuss with them what works are likely to be permissible. The Conservation Officer in particular will be able to give advice before you submit your application. You can also request the Planning Authority to issue a

'Section 57 Declaration' defining the kind of works to your building which would not affect its character or anything that contributes to its special interest and for which planning permission would not be necessary. In the case of this property, a Section 57 Declaration has already been made. A copy of this document should be obtained.

The Declaration may include items such as: redecoration, repair of plasterwork in compatible materials to match existing work, replacement of previous inappropriate alternations, demolition or alteration of a modern extension, routine maintenance and repairs to windows, doors, gutters and downpipes, refixing of loose slates, etc. This is a valuable document for any owner as it can clear the way for future alterations, repairs, re-decoration and other works that would otherwise require an application for planning permission every time. The planning authority will generally issue the Declaration within three months of receiving your request and there is no fee for this service.

9.0 Planning History *(used depending on the extent of the alterations)*

Web Reference		**Application Date:**	05-May-2000
Planning Application Reference:		**Registration Date:**	05-May-2000
Decision Date:	01-Nov-2000	**Application Type:**	Protected Structures Declaration (S57)
Final Grant Date:		**Extension of time to:**	
Last Date for Observations:	01-Jan-1900		
Main Location:			

Decision: S57 ISSUED - SEE OFFICER REPORTS
Decision Date: 01-Nov-2000

Web Reference		**Application Date:**	04-Apr-2000
Planning Application Reference:		**Registration Date:**	04-Apr-2000
Decision Date:	25-May-2000	**Application Type:**	Permission
Final Grant Date:	03-Jul-2000	**Extension of time to:**	
Last Date for Observations:			
Main Location:			
Proposal	Single storey extension to the rear and internal alteration View full text		

Decision: GRANT PERMISSION
Decision Date: 25-May-2000

10.0 Fire Safety Certificate

This property is exempt from the requirement for a Fire Safety Certificate, as contained under the provisions of Part III of the Building Control Regulations (1997 – 2009).

11.0 Radon

We draw your attention to the advisability of carrying out a measurement of the radon levels using a passive kit of alpha track detectors (typically supplied by the RPII) placed over a three-month period after occupation to determine the radon levels. Radon risk maps are available. This is advisable whether you are in a notional high radon area or adjacent to it, as radon "hot spots" can occur in any area.

12.0 Map/Legal Boundaries *(boundaries can be inspected if the map is provided)*

A Chartered Land Surveyor should confirm that the boundaries as presented are correct and match the map attached to the Folio. This should be arranged by and paid for by the Vendor.

13.0 Asbestos

Our survey does not include a detailed asbestos inspection.

14.0 Disability Access Certificate

This property is exempt from the requirement for a Disabled Access Certificate, as contained under the provisions of the Building Control Regulations (1997 – 2009).

15.0 BER (Building Energy Rating) *(the BER is provided by the Vendor and must be available when the property is advertised for sale)*

As this property is classified as a Protected Structure, it does not require a BER.

Or.

Since 1st January 2009, it is a legal requirement that a BER be provided by the Vendor for all existing properties sold or let. The property has achieved a ' ' BER which is *average/fair/poor* for a property of this age. The advisory notes included with the BER should be consulted and consideration given to the recommended improvements to reduce heat losses from the property. Further advice on this matter can be given if required.

16. Inspection Findings

From a surveyor's perspective, general survey results were **fair to satisfactory** from the aspect of the overall condition of the property, its state of repair and age. Many of the issues identified were generally of a minor maintenance, environmental or cosmetic nature.

There was no evidence of significant structural, damp penetration or water ingress issues at the time of the survey. Standard building services checks should be carried out by competent qualified persons for peace of mind, e.g. electrical services testing and boiler/central heating servicing. Additional areas to consider would include the following:

Essential remedial works (Repair Rating: 1; based on SCSI Type 2 standard report) or issues that require further investigation:

- Monitor the hairline crack in the Reception Hall on the party wall adjacent to the door.
- In Bedroom 2, repair disturbance to the wall plaster above the picture rail to the top, right-hand corner of the window.
- Engage a specialist fire safety contractor to install a fire proofing material to ensure the top of the return party wall is constructed to the underside of the valley flashing support board.
- Cover the main water storage cistern with a correctly fitting lid and insulate over it
- Replace cracked slates on the return roof. Remove the broken slate from the return abutment flashing. A detailed roof level inspection of all roof surfaces should be carried out by a reputable roofing contractor prior to the exchange of contracts.
- Engage a Heritage contractor to carry out pointing repairs using a lime-base mortar on the chimneystack in the short term. Obtain costs to carry out this work, prior to the exchange of contracts.
- Carry out pointing repairs to the rear main and return brickwork in the short term. Obtain costs to carry out this work, prior to the exchange of contracts. The pointing where the return connects with the main building is in need of particular attention. Mortar repairs are urgent to the left of the flat arch over the decorative glass inlaid window of Bedroom 4. Carry out repairs to the main front elevation brickwork i.e. around the base of the drawing room window reveal brickwork.
- Carry out urgent repairs to the rear sitting room window frame as rot was noted in places particularly at the corner connections. A more detailed inspection of all sash window is recommended by a period window specialist prior to the exchange of contracts so you are fully aware of the full cost to refurbish windows. Ease the window sash in Bedroom 5. Overhaul the return WC room sash as it could not be raised.
- Replace damaged brick corbel to the left of the Sitting Room window.
- Replace the damaged cast iron vent cover above the top left-hand corner of the side corner window of Bedroom 4.
- Fit halogen lights recessed into the lower entrance level kitchen ceiling with protective cowls to prevent timber scorching.
- Replace the cracked slates to the bottom left-hand corner of the Velux window on the mono pitch roof covering the return extension.

- Close the gap between the top of the side facing return extension window and the steel lintel.
- Replace the badly weathered bricks on the return rear elevation i.e. brick to the corner of this elevation.
- Flush out the access junction chamber nearest the raised pond.
- Introduce tanking to the boiler house floor and lower walls to address water entry issues.
- Demolish and rebuilt rear boundary wall pier.

Important: Prior to the exchange of contracts costings to deal with the items above should be obtained from a number of buildings contractors so you are fully aware of the costs involved.

Desirable remedial works (Repair Rating: 2; based on SCSI Type 2 standard report):

- Engage a roofing contractor to examine the parapet flashings, prior to the exchange of contracts.
- You should set aside a contingency sum to carry out plaster repairs particularly in Bedroom 3. If further movement is noted in ceilings in the drawing room and rear Sitting Room, correctly execute repairs. If ceiling cracking worsens in Bedroom 4 the ceiling will need to be replaced or substantially reinforced.
- Cut back the climbing plant growth.
- Carry out repairs to the front door timber in the short term.
- As a safety measure, lay a metal grid over the pond.
- Inspect the plant growth in the garden to rule out the presence of Japanese knotweed.

The following further checks are strongly recommended prior to signing contracts:

- Arrange for an inspection of the underground drainage system.
- Arrange for a CCTV inspection of all chimney flues to confirm their condition.
- Arrange for a sliding sash window specialist should carry out a survey of the windows prior to exchange of contracts and provide costings to either repair or replace them. The advice followed in the main body of the Report should be followed.
- Obtain costs for a heritage contractor to carry out lime-base mortar repairs to the chimneystack as well as the front, rear and return elevations brickwork pointing.
- Arrange for a roofing contractor to examine all roofs and flashings
- Confirm the ownership of the buildings constructed against the Luas embankment and whether there are plans for any further development in this location.

17.0 INTERIOR

17.1 Walls & Ceilings

The property is of solid uninsulated brick construction. Insulating the walls would probably not be permitted as this would substantially affect original period features. You will probably find the house cold and difficult to heat. Internally, the property is in good decorative order considering its age with no evidence of significant damage to wall and ceiling surfaces. The Drawing Room and adjoining rear Sitting Room wall plasters are in satisfactory condition with no evidence of significant plaster debonding. We learnt from the owner that extensive renovation works occurred in and around 1986. We understand that this work included repairs to internal plasters.

In the Sitting Room, some uneven plaster, which is accompanied by wall staining was noted to the left of the window. The position of the staining does not correspond to any external wall location. This wall staining has probably been caused by a leak from the return bathroom accommodation. The wall was damp to the touch and urgent remedial works are required to address this problem.

In the Drawing Room, diagonal cracking was noted above the top, left-hand corner of the room door on both sides of the wall. Movement above door openings is a common finding in properties of this age and no further action is required at the moment. We suspect that the cracking is largely caused by plaster debonding. There was no evidence that the door opening has distorted significantly enough to indicate that lintel failure has caused the cracking.

The ceilings in the Drawing room and Sitting Room are in fair to satisfactory condition. Plaster movement was noted although no heavy cracking. Any further movement in the plaster will necessitate repairs. Any repairs would have to be correctly executed bearing in mind that this is a Protected Structure.

In the Reception Hall, cracking noted on the party wall adjacent to the entrance door is hairline in nature but will need to be monitored. The crack could be wider behind the plaster. Party wall movement like this is a common finding in properties of this age where movement between front and rear elevation walls and internal party and sub-dividing walls can take place. The crack will need to be exposed along its length to confirm the full extent of the damage to the brickwork. Movement to the brickwork has taken place above the door leading from the Reception Hall to the rear Sitting Room. There is also evidence that the doorframe is distorted slightly, again this type of movement is very commonly observed in properties of this age and is probably related to slight lintel movement. Monitoring is the best course of action for the moment; however, if further movement occurs lintel replacement works are possible. In the Reception Hall plaster debonding was noted particularly on the wall sub-dividing the reception hall from the drawing room below the dado rail. This pattern of plaster debonding continues into the return in Bedroom 4.

The ceiling in Bedroom 4 is uneven in places and cracking has been repaired. In time this ceiling will need to be replaced if the cracking worsens.

The small extension attached to Bedroom 5 appears to be of cavity wall construction complete with internal dry lining which may cover an insulating of component alternatively the cavity may be insulated.

The Kitchen and adjoining Dining Area (within the conservatory extension) are in satisfactory condition with no evidence of significant damage to the wall and ceiling surfaces. The conservatory walls appear to be of cavity wall construction. We assume, given its age, that the cavity is part-filled with insulation. Vertical cracking to the left of the rear wall opening is superficial.

The circulation corridor providing access from the front to the rear of the lower entrance accommodation is in fair condition. Characteristic ceiling cracking and plaster debonding was noted; however, no other urgent repairs are needed.

The timber ceiling beam arrangement providing support to the underside of the upper stair landing appears to be structurally stable with no evidence that the head of the double door opening leading to the kitchen off which one end of the beam is supported is under stress.

The Study ceiling is displaying slight movement; however, there is no evidence that the ceiling is at the point of failure.

The USS beneath the entrance level steps is in reasonable condition. There is no evidence that significant water is penetrating through the steps into this space which includes a WC. The party wall shared with the neighbouring under stairs space is lined with a plasterboard material surrounding the sink area.

Some cracking and plaster debonding was noted below the window illuminating the intermediate stair landing; however, this is a cosmetic issue. The first-floor bedroom accommodation is in satisfactory condition. You should set aside a budget to carry out plaster repairs particularly in Bedroom 3; however, this work is not an urgent requirement. In Bedroom 1, ceiling cracking was noted; however, the ceiling appears to be reasonably stable for the moment. In Bedroom 2, disturbance to the wall plaster above the picture rail to the top, right-hand corner of the window will need to be repaired in the short term. The presence of some plaster damage along the coving beneath the parapet flashings suggest that leaks may have occurred in the past and for this reason, we strongly recommend that the parapet flashings are examined by a roofing contractor prior to the exchange of contracts. Such flashings if not properly maintained are very vulnerable to rainwater ingress. Ceiling and wall cracking was also noted in this room. Vertical cracking to the left of the opening from the stairwell to Bedroom 1 and 2 appears to be superficial.

There was no evidence internally within the front bedrooms or circulation corridor at first-floor level of water staining that could be attributed to breaches of the valley flashing between the two main roof piles.

17.2 Moisture Meter Readings *(Moisture Meter Readings are taken using Tramex & Protimeter devices complimented by Fluke Thermal Imaging Cameras)*

Electronic moisture meter and thermal imaging wall readings were taken at appropriate locations (where possible and without moving any furniture or fittings). Readings indicate that the walls were of normal moisture content.

Drawing Room

Moisture meter readings were normal.

Sitting Room

Moisture meter readings taken across the wall staining to the left of the window previously refer to registered high (see earlier note). Readings taken across remaining wall surfaces registered normal.

Reception Hall

Moisture meter readings were normal.

Bedroom 4

Moisture meter readings were high where the bookshelf adjacent to the room door connects with the corner of the room. This corresponds to the high readings recorded in the Sitting Room. The remaining readings were normal.

Bedroom 5

Moisture meter readings taken across solid masonry wall surfaces registered normal.

Kitchen and Study Floor Slab

Moisture meter readings taken across the concrete floor surface were slightly elevated; however, this is to be expected as the floor slab is most likely uninsulated and constructed without a damp-proof membrane.

Kitchen

As the lower wall surfaces are covered with floor mounted storage units, an appraisal of the moisture content of the walls could not be carried out. There was no evidence that the wainscot timber panelling adjacent to the double doors leading to the hallway are affected by rot arising from excessive rising dampness.

Lower Entrance Accommodation - Circulation corridor

Moisture meter readings were slightly above normal but not to the extent that significant damp proofing intervention works requiring damp proofing are needed. Moisture meter readings taken across the terracotta tiles registered high; however, this is to be expected as the floor slab is most likely uninsulated and constructed without a damp-proof membrane.

Study

As most of the Study walls are either covered by book shelving, storage presses and wainscot timber panelling, an accurate assessment as to the moisture content of the walls was not possible. There was; however, no strong odours of dampness in this room. When the timber moisture content readings of 13 – 17%mc were detected which is not greatly above normal. Moisture meter readings were slightly elevated and some light paint and plaster damage was noted to the left of the fireplace

opening. The damage is not sufficient to warrant any substantial intervention. Moisture meter readings taken across the floor surface were in the medium range.

Accommodation below Entrance Steps.

Moisture meter readings taken across solid masonry wall surfaces registered high in places; however, we do not regard damp proofing works to be necessary at this time.

Bedroom 1

Moisture meter readings were normal.

Bedroom 2

Moisture meter readings were normal.

Bedroom 3

Moisture meter readings were normal.

17.3 Floors

The Lower Entrance floor appears to be of older original concrete slab construction and for its age is in reasonable condition. It will; however, be uninsulated and lack a damp-proof membrane. The floor surface in Bedroom 5, the Kitchen, Study and other areas was in reasonable condition. The floor in the extension to Bedroom 5 is presumably damp proofed and insulated. There is a variation in the floor surface level where the floor slopes downwards slightly. This was probably caused by a workmanship-related / setting out issue when the floor was poured. Pyrite testing cannot be justified in a floor area this small.

The Conservatory (Dining Area) floor is of concrete slab construction and given its age we assume that it is insulated and has a damp-proof membrane. The floor surface is level with no evidence of significant tile cracking. The extension was constructed during the time period and in a geographical area where pyrite problems have been a significant problem. We recommend; therefore, that pyrite testing is carried out prior to the exchange of contracts and a 'green cert' provided confirming that pyrite content in the stone is not excessive. Please note that only destructive sub-floor fill testing can confirm or rule out the presence of excessive quantities of pyrite in the sub-floor fill stone. We will accept no liability for future defects arising from the use of defective stone fill.

The entrance floor in the drawing room and Sitting Room comprises of what appears to be original timber boards. For its age, the floor is in satisfactory condition with no evidence of significant level variations. Floors of this age are characteristically uneven in places where timbers twist and shrink over time. The timber floor in Bedroom 4 was even with no evidence of significant movement.

The first floor in the main dwelling is in satisfactory condition despite the age of the property with no significant level variations noted.

17.4 Stairs

The timber stairs is in satisfactory condition and the guardings are sufficiently robust to resist moderate loadings.

17.5 Roof Space

The property has two roof accessible roof voids: the return roof void and the rear main roof void (there is no hatch to allow an inspection or to gain access to the front roof void.

Return Roof Void

Our inspection initially commenced with an examination of the return roof void. The roof is of cut timber construction and is original. The roof timbers have been covered with a sarking felt when the roof tiles were replaced. The roof is performing adequately with no significant observations made. There was no evidence that any of the valley flashings either at the junction of the return with the rear elevation wall or the valley shared with the neighbouring property is leaking.

There is no fire compartmentation between the return of this and the neighbouring property and for that reason a fire specialist should be engaged to install fire separation between both properties.

There was no evidence of wood boring insect damage or rot.

The water storage cistern should be covered with a plastic lid and insulation laid over it.

Insulation coverage is fair only; however, laying extra insulation will require the addition of extra ventilation.

We noted older and more modern electrical wiring within this roof space, however, it was unclear whether any of the older wiring is still in use (this appears unlikely). An electrical inspection should confirm that this is the case.

There was no evidence that the return chimneystack flashings are being breached by rainwater.

Rear Main Roof Void

A vertical hatch in a light shaft illuminating the lower, first-floor circulation corridor allows an inspection of the rear roof pile. (there is no hatch to allow an inspection of the front roof pile). The roof is of cut timber construction and has a felt underlay. The cut roof structure appeared stable from the limited view afforded to us. Timber collars and joist hangers form part of the roof construction. Insulation laid across the roof space floor is too thin and upgrading the standard of insulation is recommended to recue heat losses from the building. The sarking felt appeared intact.

The left-hand side party wall (when facing to the rear) appears to be constructed of plasterboard. During an examination of the return by a fire safety specialist this wall should also be inspected; however, access is poor. We are concerned that the front roof pile lacks a party wall in the same location and for health and safety reasons it is important that permanent access to this roof space is provided to assess whether fire separation in this part of the building is provided. You should assume that a party wall will need to be constructed. The opposite brick party wall appeared to be complete across its width to the underside of the felt; however, this should be confirmed.

There was no obvious evidence of wood boring insect activity; however, given the age of the timber a closer inspection by a wood preservation specialist is recommended.

The same roof window allowed a visual examination of the inner facing cement fibre slate roof surfaces and the copper flashing between both roof piles (see later 'Exterior – Roof' notes.

17.6 Access / Doors & Windows

The drawing room and adjoining sitting room sliding sash windows were in functional condition and have been overhauled, work which included the replacement of the sash cords and the fitting of draught stripping. The boxes and shutters themselves are in functional condition.

There was no evidence that water is penetrating the Velux window incorporated into the small extension attached to Bedroom 5. In Bedroom 4, the windows are either sealed shut or the openings are blocked with metal bars. If this room is to be used as a bedroom at least one window must be capable of providing escape or rescue in the event of fire. We suggest one of the side windows. The rear and side corner window sashes could be raised; however, the remaining window with the coloured glass does not have an openable sash. Overhaul the window to free up the sashes is not urgent. A more modern double-glazed sliding sash window illuminates the extension attached to Bedroom 5. This window is in satisfactory condition; however, the sash requires easing. The Return WC room window sash could not be raised and easing the sash is important to improve ventilation.

There is evidence externally that the Sitting Room window frame has succumbed to rot in places particularly at the corner connections and repairs are urgent. A sliding sash window specialist should carry out a survey of the windows prior to exchange of contracts and provide costings to either repair or replace them.

The entrance door is in fair condition. Part of the door pedestal timbers appear to be rot affected. Repairs to the door timbers will be required in the short term.

The metal window security bars must be removed from any room functioning as a bedroom, even if only temporarily.

17.7 Sanitary & Welfare Facilities / Plumbing & Heating

At entrance level both the sitting room and drawing room have open fireplaces. The Sitting Room fireplace is fitted with a gas fire. Given the age of the property, it is important that an inspection of the chimney flues is carried out in all rooms where opening fireplaces remain in situ. In Bedroom 4 an original fireplace opening has been removed; however, a vent has been installed into position of the original opening. A vent should be installed to ensure the flue of the chimneystack originally serving Bedroom 5 is cross ventilated. The larger first-floor bedrooms all have fireplaces which appear to be useable; however, again flues should be inspected. We recommend 'Fenton Fires' info@fentonfires.ie or Concloda Chimneys www.conclodachimneys.ie

An original fireplace in the kitchen appears to have been completely re-built. It is also possible that the brickwork in the kitchen is purely decorative. The likely case is that the original fireplace was in an advanced state of deterioration and had to be replaced. The owner should confirm whether a fireplace is present in this location and the reason for re-building it.

The ensuite bathroom accommodation attached to Bedroom 5 is in satisfactory condition and the sanitary appliance water pressure was adequate. This windowless room is ventilated by a mechanical extractor fan which operated.

The kitchen accommodation is in satisfactory condition and the water pressure at both sink taps was adequate. The hot water supply to the main sink (to the left of the hob) is pressurised by a pump.

An older 'Waterford 106' stove is located in the study occupying the original fireplace opening. The flue has been removed and the chimney flue is visible. Stoves are specialist heating installation and should be subjected to a detailed inspection by a stove specialist who should clean the flue, assess the adequacy of background ventilation and inspect the stove itself for cracking or any other damage. A carbon monoxide detector should be ceiling mounted as close as possible to the stove for forewarn in the event of any release of carbon monoxide.

The USS WC accommodation is in reasonable condition and the sanitary appliance water pressure was adequate. The below entrance steps WC accommodation cistern is noisy when filling. The return has a WC and shower Room. Both rooms are in reasonable condition with no significant observations made. It would have been preferable in the bathroom accommodation if the extractor fan had been mounted on the shower enclosure wall or ceiling. The sanitary appliance water pressure in both rooms was adequate. The WC room and main bathroom showers water supply is pressurised by pumps located in each room. There is no obvious source and cause of the water damage affecting the Sitting Room; however, in the Return WC room we noted some distortion to the tongued and grooved wall panelling indicating that a leak from the central heating pipe may be a cause. Further investigation is urgently required, ideally prior to the exchange of contracts. A factory insulated hot water storage cylinder is located in a hotpress in the first-floor return circulation corridor. This equipment is in satisfactory condition. A full inspection of the central heating and plumbing systems should be carried out by an RGII plumbing and heating contractor prior to the exchange of contracts and maintenance/repairs carried out as required.

The property is heated by an Ideal Logic System 30 condensing boiler located within a purpose-built enclosure. The boiler is in satisfactory condition and was operating during the inspection. The boiler timer is a 'Climote' unit. The condensate pipe is draining into a downpipe serving the boiler house roof which we assume drains to the underground drainage system. The radiators appeared in satisfactory condition. Carbon Monoxide Safety: The first line of defence against carbon monoxide poisoning is making sure that all fuel burning equipment such as the boiler is initially inspected prior to use and thereafter an annual basis including the flue and vents. Carbon monoxide alarms are an excellent second line of defence that should be installed on every level of the home and tested regularly.

The water meter was identified at the front footpath.

Lead pipes do not appear to be use in the dwelling. As part of a plumbing and heating system our opinion in this regard should be verified.

See recommendations appended to the report.

17.8 Drainage/Radon

Two access junction chambers are located in the rear patio. The chamber nearest the raised pond should be flushed out. There was no visible evidence that the underground drainage system was not working satisfactorily however, as this is based on superficial inspection at this level of survey, it is always recommended as a precautionary measure that all drains are thoroughly flushed out cleaned and tested by a specialist drain cleaning company who should also carry out a CCTV inspection of all underground piping prior to the exchange of contracts. It should be confirmed that no access junction or inspection chambers are covered by the Dining Area extension. Older ceramic drainage pipes are frequently damaged and in need of potentially costly repairs.

See general recommendations appended to the report.

17.9 Electrics

All electrical wiring connected to a previous outdoor sensor light, located in the gutter adjacent to the side return elevation should be removed following inspection by an electrical contractor.

Halogen lights recessed into the Kitchen ceiling need to be provideed with protective cowls to prevent scorching to wires or the floor timbers. Lighting from one of these bulbs was visible through the flooring in the rear, right hand corner of the Sitting Room.

The electrical distribution board is located behind timber panelling in the entrance lobby beneath the entrance steps. The board appears to be a relatively modern. A gas meter, central heating control timer and a hot water heater are located beneath this board. Much of the ESB cabling is of an older variety. A full inspection of the electrical system throughout the property should be conducted by a competent electrical contractor registered with RECI or ECSSA prior to the exchange of contracts and maintenance / repair work carried out as required. We are concerned

that the wiring may not be fit for purpose. The cost or re-wiring a property of this type would be very substantial.

It is recommended that smoke, heat and carbon monoxide detectors are installed in suitable locations without causing wall or ceiling damage.

See recommendations appended to the report.

17.10 Room Air Venting

In common with properties of this age, air venting by current standards is inadequate. Installing wall vents in habitable rooms is not practical and may not be permitted due to the changes that such vents would cause to the appearance of the property.

See recommendations appended to the report.

18.0 EXTERIOR

18.1 Roof

The pitched conservatory glazed roof is in satisfactory condition. The copper sheet guttering has been laid to a satisfactory standard. There was no evidence internally that it has been breached.

From the landing window we conducted an inspection of the return roof which is a combination of modern (inner facing) slates and what may be original or salvaged outer natural slates which are in fair condition only. Cracked slates should be replaced (a slate has been repaired using mastic). The abutment flashing between this roof and the rear elevation wall has been installed to a reasonable standard. The broken slate should be removed from the same flashing.

The monopitch roof covering the return extension is in fair condition. The cracked slates to the bottom left-hand corner of the Velux window should be replaced.

The inner facing cement fibre tiles draining into the copper sheet lined valley flashing appeared from the view afforded to us from the roof light to be in satisfactory condition with no evidence of significant damage noted. The copper flashing appeared to have been laid to a satisfactory standard with no evidence of ponding. As a precaution a roof level inspection of the inner roof surfaces and flashing should be carried out as our vantage point was slightly restricted. An inspection of the front parapet flashings and general roof inspection should be carried out at the same time.

The front and rear facing roof surfaces visible from ground level appeared to be in satisfactory condition. Only part of the front roof surface was visible from a ground level inspection.

18.2 Roof Eaves & Roof Air Venting

Roof air venting is absent. It is recommended that air venting to a current standard is provided to the main and return roofs by installing nonobtrusive front and rear low-level tile vents on each roof pile or roof surface.

18.3 Chimneystack(s)

The return chimneystack has been repointed with what appears to be a lime-based mortar and is in reasonable condition. The lower part of the stack facing across the return roof has been finished with what appears to be a cementitious render.

The main shared chimney stacks are in fair condition only and in need of urgent repointing. Pointing using a lime-base mortar should be carried out by a heritage building contractor in the short term. Costings to carry out this work should be obtained prior to the exchange of contracts.

18.4 Walls

A vertical mortar filled joint located on the rear elevation at the junction of the subject and neighbouring property is an original construction detail. The mortar has separated from the brickwork which may prove to be an entry point for moisture. The mortar should be replaced.

The damaged corbel brick to the left of the Sitting Room window should be replaced as this is a route for water entry.

The entrance and first floor level main external walls and external walls of the return are in fair condition. There is noticeable deterioration to the pointing particularly lower down wall surfaces where the bedding mortar are exposed. Pointing repairs will be required in the short term. This work will be expensive and require the service of a specialist heritage contractor (lime-based mortar must be used). Moss growth between the mortar pointing where the return connects with the main building has been caused by a rainwater gutter leak which appears to have been rectified. The pointing in this part of the building is in need of particular attention as some of the mortar has been washed away. Urgent mortar repairs are required to the left of the flat arch over the decorative glass inlaid window of Bedroom 4. Despite the deteriorated pointing, there was no evidence that the main rear and return elevations have been affected by significant structural movement. The quality of the mortar seal to the window frame edges externally is fair and replacement of the existing mortars is recommended. A number of the return rear elevation bricks are badly weathered, i.e. brick to the corner of this elevation and should be replaced at the same time that pointing repairs are carried out.

The gap between the top of the side facing return extension window and the steel lintel will need to be closed to eliminate the risk of moisture entry.

The damaged vent above the top left-hand corner of the side corner window of Bedroom 4 should be replaced.

The rear elevation of the conservatory structure is in satisfactory condition. There was no evidence that the conservatory is settling away from the original dwelling.

The lower front elevation walls including the walls supporting the granite steps comprise of cut granite blocks. The stone for its age is in satisfactory condition. We strongly recommended that the climbing plant growth is cut back. The front elevation brickwork is laid in the Flemish bond style and is in satisfactory condition. Pointing repairs are required around the base of the drawing room window reveal brickwork. Also, the quality of the mortar use to seal the frames to the reveals is fair only (see earlier note). The corbelled brickwork is showing signs of weathering; however, no imminent replacement requirement is envisaged.

18.5 Rainwater Goods, Soil & Waste Pipes

Rainwater goods and visible external piping appear to be in reasonable condition. Rainwater goods are mostly of uPVC construction; however, cast-iron has also been used in places i.e. to drain the conservatory roof.

A competent contractor should assess all exterior piping for maintenance or replacement.

18.6 General / Maintenance / Boundaries

The cut granite steps and side guardings are in satisfactory condition, considering their age and appear to have been cleaned relatively recently.

The property is located approximately 75m from the Luas line. Low-grade tram noise will be constant

The rear boundary walls are a combination of old concrete and granite stone-built walls which are in fair condition. The walls are mostly covered by plant growth. The concrete walls are in fair to poor condition but stable simply because of their width. There is no detailed inspection of masonry boundary walls or fencing. It is strongly recommended that all masonry boundary walls are inspected in detail by a building contractor for maintenance as soon as possible. The pier between the gate of this and the neighbouring properties is not stable and should be taken down and rebuilt.

It is recommended, as a purely precautionary measure, that the plant growth in the garden is inspected to rule out the presence of Japanese knotweed.

A large Sycamore tree is growing towards the rear of the garden, despite the large size of a tree it has not caused significant damage to the boundary walls.

The timber shed is in satisfactory condition.

Telephone cables, which may no longer be in use, travel from the front to the rear of the rear garden. The status of these cables should be confirmed.

The property comes with a large pond. If children are to occupy/visit the house, an open protective metal grid should cover the pond.

The boiler house floor is damp and the introduction of tanking is recommended to reduce humidity levels.

The front cast-iron railings and granite plinth is in satisfactory condition.

Parking is on street. We note that a number of the neighbouring properties have (apart from the adjoining neighbouring property to the left) received permission to construct driveways. If constructing driveway is a priority, you should consult the planning authority prior to the exchange of contracts to confirm whether this would be permitted.

The front garden is well presented.

Plant growth in the rear garden should be examined by an invasive plant specialist such as http://www.japaneseknotweedireland.ie. We are satisfied that the plants are not Japanese Knotweed; however, we are not experts in this area and further investigation is required.

A strip of ground to the rear of the property functions as a private laneway; however, your Solicitor should confirm whether you have any access rights. The ownership/planning status of the buildings constructed against the Luas embankment and occupying a large part of this laneway should be confirmed. These buildings appear to be many decades old but have up until recently been partly used as offices which is an unsatisfactory arrangement. This matter should be brought to the attention of and discussed with your Solicitor prior to the exchange of contracts.

See recommendations appended to the report.

Supplementary comments relating to the property

1. No evidence of asbestos-related issues was uncovered at the time of the survey.

2. No issues of pyrite damage were evident at the time of the survey. The construction date of the subject property would normally be regarded as outside the risk period for such problems. Please note that only destructive testing can categorically rule out the presence of defective fill material.

3. Given the original construction date of the property, the floors would not be protected with a radon barrier.

If there is any further information or advice that you may require, please do not hesitate to contact us at any time.

Yours sincerely

{Patrick's Signature Here}

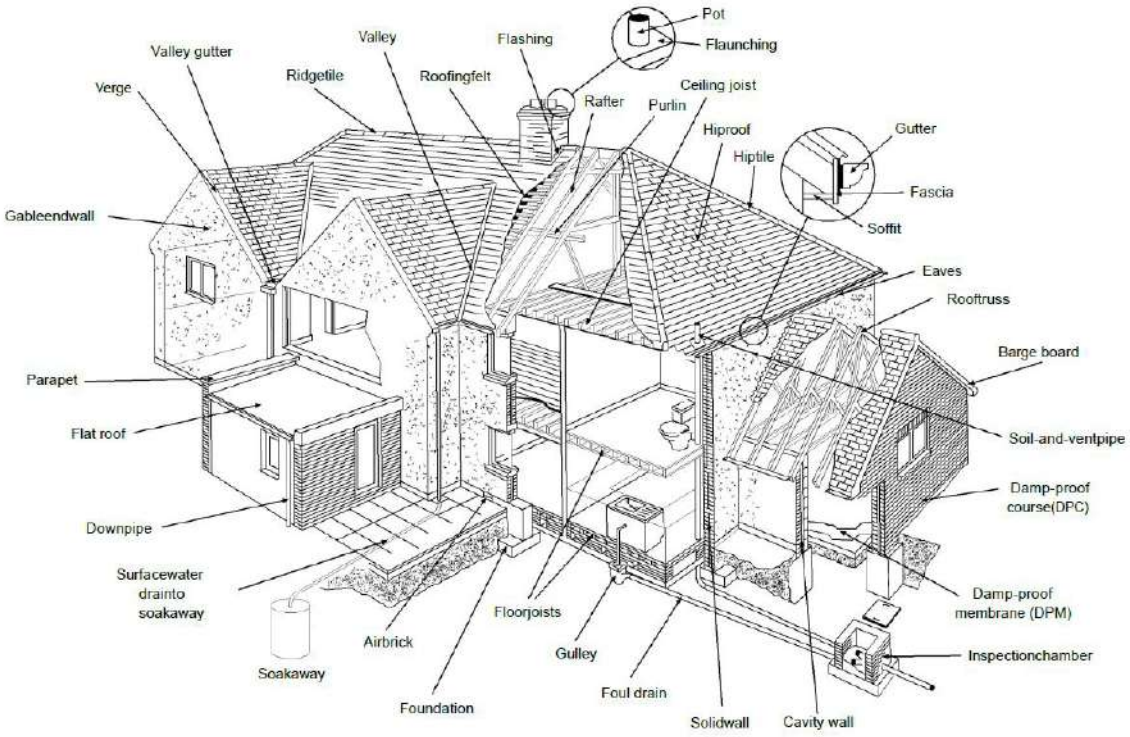
Date: st July 2020

Patrick Kelleher
Kelleher & Associates

APPENDIX 1

Typical House Diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



APPENDIX 2 – PHOTOGRAPHS *(of significant defects where applicable) Photos shown below are for illustrative purposes only.*

Photograph 1 – water entry above fuse box

Photograph 2 – flat roof breached by rainwater

Photograph 3 – sagging roof/missing and damaged tiles/dilapidated dormer window projections.

Photograph 4 – failing lime torching to underside of roof tiles.

Photograph 5 – possible pyrite related floor tile cracking and grout loss.

Photograph 6 – Plaster damage and water infiltration adjacent to room door.