S57 Ref: LHS21/02

Declaration

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000 (as amended).

Louth County Council:

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, upon payment of the requisite fee in accordance with Part IV, Section 57 (8) of the Planning & Development Act 2000 as amended.

Applicant Name:	Janet Smith		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration: 23/11/2021		**Date of Inspection:**	15/02/2022
Date of Issue of Declaration: 17/02/2022		**Previous Declarations:**	None on record

Address:		**Location:**	E N
Name of Building:	**9 Brewery Houses**	National Grid co-ordinates:	
Address 1:	Kilsaran	O.S. Map Type:	
Address 2:	Castlebellingham	Map Sheet:	
Address 3:	Co. Louth	Site Number:	

Protection Status:	**Y / N**		**Details:**
Under the Planning and development Act 2000 (as amended)			
Record of Protected Structures:	Y ✓	N	Lhs015-020
Architectural Conservation Area:	Y	N x	
Under the Planning and development Act 2000 (as amended)			
Record of Monuments and Places:	Y	N x	
Zone of Archaeological potential:	Y	N x	
Preservation Order or Temporary P.O.:	Y	N x	

NIAH Registration No. *(if applicable)*: **13901515**

Description of the Structure:

Semi-detached three-bay two-storey house, built c. 1870. Gable-fronted porch and half-dormers to east, lean-to extension to west. Pitched slate roof, clay ridge tiles, red brick corbelled chimneystack, moulded cast-iron gutters to overhanging eaves, square-profile cast-iron downpipes, decorative lugs, timber bargeboards to south gable, painted timber bargeboards to half-dormers. Red brick laid in English garden wall bond, smooth rendered plinth. Square-headed flat-arched window openings, tooled granite sills, uPVC windows. Square-headed door opening, timber vertically-sheeted door with plain-glazed overlight; painted timber porch, terracotta scalloped pitched roof, decorative painted timber bargeboard to gable. Fronting onto street, garden to rear (west).

- Reg. No. 13901515

Date: 1860 - 1880
Original Use: house
In Use as: house
Rating: Regional
View Main Record

Assessment:

The Planning Authority have considered the works listed and consider that the works as set out in the structural report submitted with the application are generally maintenance works.

It is noted that many of the ground floor walls are covered in dry lining and paneling and there is a risk of dampness behind the walls.

Ventilation in the property is inadequate. There was no adequate access to the underground drainage system.

Normal maintenance is required to the existing waste pipes.

The sand and cement render externally is not original and the windows and external door are not original. There are sample cracks which have been identified to the external finish.

The PA consider that the Connell's Drapers is a very fine example of a shop front dating from the Victorian era and exhibiting all the character and confidence of that period and any works should retain the shop front appearance. Maintenance is required to the shop front from a visual inspection.

Outline Schedule of Works:

Works which **would not** materially affect the character of the protected structure are outlined as follows include works considered to be routine maintenance which can be undertaken without materially affecting the character of the protected structure include:

i) Routine external maintenance including repairing cracks, re-pointing of brickwork wall using lime and sand painting and decoration
ii) Removing of vegetation and seal gaps between brickwork and soffits.
iii) Works to repair the timber of the supporting canopy of the external porch.
iv) Maintenance work to roof.
v) Re pointing of chimney, repair of brick and mortar, capping and pots.
vi) Repair/ Replace rotting sections of timber fascia and soffits with timber.
vii) Secure loose down pipe.
viii) Measures to improve ventilation in the property through the use of appropriate breathable materials (lime based renders) to allow the walls to dry out.
ix) installation or repair of internal services
x) redecoration

Special Remarks:

The house dates from 1860 -1880
The House falls within two categories of interest as follows: Architectural and Artistic

Any further documentation attached (maps, photographs, sketches, notes etc.)? Yes

Site location map and report prepared by Property Health Check by qualified Chartered Engineer, Daniel Mulvill.

Signed by Inspector

Emer O'Callaghan, SEP

Date: 16/02/2022

Signed by Planning Authority Officer

Joanna Kelly, Senior Planner

Date: 16/02/2022

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 57 Declaration – Works to a Protected Structure

Chief Executive's Order No:	150/2022
Reference No:	S57 LHS21-02
Date Application Received:	23 November 2021
Description of Development:	Maintenance works to No. 9 Brewery Houses, Castlebellingham, Co. Louth
Name of Applicant:	Janet Smith
Location of Development	No. 9, Brewery Houses, Castlebellingham, Co. Louth

WHEREAS the question has arisen as to whether the proposed works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at No. 9 Brewery Houses, Castlebellingham, Co. Louth

AND WHEREAS Janet Smith requested a declaration on the question from Louth County Council on the 23rd November 2021.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

(a) Section 2 of the Planning and Development Act 2000, as amended,
(b) Section 3 of the Planning and Development Act 2000, as amended,
(c) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,

(d) Section 57 of the Planning and Development Act, 2000 as amended,
(e) Section 68 of the Planning and Development Act, 2000 as amended,
(f) Section 77(1) of the Planning and Development Act 2000, as amended,
(g) The Architectural Heritage Protection Guidelines for Planning Authorities,
(h) The special interest pertaining to the protected structure in question and
(i) The nature and extent of works set out in the referral question which seeks to address the safety concerns in respect of this structure,

AND WHEREAS Louth County Council has concluded that –

(i) Having considered the works listed, as set out in the structural report, submitted with the application, are works that constitute development within the meaning of the Planning and Development Act, 2000 as amended;

(ii) That the works as follows:

a. The stated works Routine external maintenance including repairing cracks, re-pointing of brickwork wall using lime and sand painting and decoration
b. Removing of vegetation and seal gaps between brickwork and soffits.
c. Works to repair the timber of the supporting canopy of the external porch.
d. Maintenance work to roof.
e. Re pointing of chimney, repair of brick and mortar, capping and pots.
f. Repair/ Replace rotting sections of timber fascia and soffits with timber.
g. Secure loose down pipe.
h. Measures to improve ventilation in the property through the use of appropriate breathable materials (lime based renders) to allow the walls to dry out.
i. installation or repair of internal services
j. redecoration

constitute works that would not materially affect the character or special interests of the protected structure, and

(iii) are the works are considered to be routine maintenance works, which can be undertaken without materially affecting the character of the protected structure.

NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the 2000 Act as amended, hereby decides that the proposed works to No. 9, Brewery Houses, Castlebellingham, Co. Louth as detailed above, **constitutes development that is exempted development.**

SIGNED: E O'Callaghan **Dated: 17th February, 2022**
Emer O'Callaghan
Senior Executive Planner

ORDER: In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and I hereby direct that a **Section 57 Declaration of Exemption be Granted** for the works, as described above.

SIGNED: **Dated: 17th February, 2022**
Frank Pentony
Director of Services

To whom this function has been delegated in accordance with the provision of Sections 154 of the Local Government Act 2001 by Order no CE.S.276/2019 dated the 27th day of September, 2019.

Lhs015 020
13901515

Comhairle Contae **Lú**
Louth County Council

PLANNING AND DEVELOPMENT ACT 2000
REQUEST FOR SECTION 57 DECLARATION
(PROTECTED STRUCTURE)

The above Act provides that any works which would affect the character of a protected structure, or a proposed protected structure will require planning permission, even where those works would normally be exempt under Section 4 (1)(h) of the 2000 Act.

As an owner or occupier of a protected structure you are entitled under the above act to request the Council to issue a declaration as to the type of works which may or may not be permitted in your structure. In order to issue this declaration you should supply the following information:

1. Name of Applicant: Janet Smith

2. Address of Protected Structure: 9 Brewery Houses, Kilsaran, Castlebellingham. A91PX50

3. Correspondence address: (if different from 2 above) [redacted]

4. NIAH Ref No. & Louth RPS Number 13901515 & Lhs 015-020

5. Is structure owner occupied or rented? Owner

6. If rented state name and address of owner: _____

7. Use of structure (residential, commercial etc.: Rasidential

8. **Site location map** to the scale of 1:1000 clearly identifying the structure and boundaries to which the application refers (subject structure to be outlined in red, overall land holding to be outlined in blue)

9. Has a declaration been sought previous? Not to my knowledge

I wish to apply for a declaration from Louth County Council as to the type of works which need permission in my structure.

Signed: Janet Smith Date: 23rd November 2021

Daytime contact telephone Number: [redacted]

It should be noted that the Council is normally obliged to issue this declaration within three months of the request being made and that you will be contacted within this period to arrange an appointment for a suitably qualified person to carry out a detailed survey of the internal and external features of the structure.

Please return completed form to:
Conservation Office, Planning Dept. Louth County Council,
Town Hall, Crowe St, Dundalk, Co Louth
Email: conservation@louthcoco.ie

Pre-Purchase Structural Survey

PROPERTY HEALTH CHECK.ie
IT'S ALL ABOUT KNOWING

9 Brewery House, Kilsaran, Co. Louth A91 PX50

Inspection Prepared for: Janet Smith
Date of Inspection: 3/9/2021

Engineer: Daniel Mulvihill

B.Sc (Hons) Building Surveying. Chartered Building Engineer.
Phone: 01 628 1040
E-mail: Info@propertyhealthcheck.ie

Understanding Your Report

The "Pre-Purchase Structural Survey" is a general visual overview of the property structure. The survey is normally carried out over one and half to two hours and its intention is to report on items that would have a noticeable effect on the value of the property.

Executive Summary

A summary is set out at the beginning of the report to highlight potentially significant findings. As this does not include the complete findings from the survey, it is important to read the **full report**.

Use of Icons

Icons are used throughout the report. **It is important to read the engineer's comments in every section**. The meaning of the icons is as follows:

Serious defects that could have a noticeable effect on the value of the property.

Defects that need to be repaired / replaced or further investigated before closing.

Repairs / maintenance recommended, however the defects found at the time of inspection would have no noticeable effect on the value of the property.

The property should be maintained in the normal way. No defects found or repairs required that would have a noticeable effect on the value of the property at the time of inspection.

These areas / items are not inspected or tested as part of the visual survey. Comments included are based on a cursory inspection only and are not conclusive. These comments cannot be relied on as definitive or a substitute for a test / specialist survey before purchasing a property.

Use of Ratings

Ratings used in the report are subjective opinions used by our engineers based on our extensive experience surveying similar age and type properties.

Ratings for the **overall structural condition** of the property are based on the property age, type, relevant building standards and material used at the time of construction, as follows: -

Average	An 'average' rating may be used by an engineer where the structural condition is generally in line with what would be expected of similar type and age properties.
Below Average	A 'below average' rating may be used by an engineer where the condition is generally below what would be expected of similar type and age properties.
Above Average	An 'above average' rating may be used by an engineer where the condition is considered to exceed what would be expected of similar type and age properties.

Ratings used to describe other components in the survey are as follows: -

Reasonable condition	Normal monitoring / maintenance recommended.
Fair condition	Maintenance / repairs required.
Poor condition	Repairs / replacement required.

Use of Text Colour

BLACK	In the main, text colour will be black.
BLUE	Comments of significant deficient components or conditions which need attention, repair or replacement are highlighted in BLUE. These comments are also duplicated in the Executive Summary page(s).
YELLOW	Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report. The terms will also be listed in the **glossary** at the end of the report.

Use of Photos

Your report includes many photographs which help to clarify where the engineer went, what was looked at and the condition of a system or component visible at the time of inspection.

Terms and Conditions

The "Terms and Conditions" under which we provide this service are included at the end of this report and clearly specify what we inspect as part of the survey. Please read them as part of your report.

After the Survey

It is solely up to the customer to follow up on issues and recommendations made in the report, so you get a good understanding of potential risks and costs associated with purchasing the property.

If you are unsure about anything in this report, please contact the engineer before you close.

When relying on this report you accept and acknowledge that defects may exist in the property that would otherwise be noted in specialised surveys. Only by carrying out specialist surveys and testing will you be able to remove all risk associated with the purchase.

Final Walk-Through

It is essential that you take a final walk-through of the property. For example, leaks can occur or equipment can fail between the time of the original survey and the time you take possession of the property. Should any significant issues or concerns be noted during the **pre-close** walk-through, they should be raised with the relevant party.

Executive Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a competent or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 14 Item: 1	Exterior Drainage (Underground)	1.2. The underground drainage connection/s are poorly formed with gaps present which can allow water seep into the ground around the walls of the property. Repair. 1.3. Recommendation: As there are defects showing up from the visual inspection, drains should be checked by a specialist drain cleaning company who will carry out a detailed examination of the system to fully ascertain the extent of the defect/s and any remedial works needed.
Page 17 Item: 8	Outbuilding/s	8.1. Timber shed is in a poor condition.
Page 19 Item: 13	Boundaries Observations	13.3. Settlement noted in boundary wall/s, repair / monitor.
Building Structure		
Page 25 Item: 3	Structural Wall Observation/s.	3.6. Sections of dashing (hollow sound with some cracking) not fully bonded to masonry walls, will require local repairs.
Page 29 Item: 6	Dampness in Walls	6.7. Many of the structural ground floor walls in property are covered over with dry-lining / paneling. There is a risk that behind the wall coverings, dampness / mould could be present and problems associated with dampness could be occurring but not come to light for some time. There are indications to suggest that there are damp issues behind the wall coverings. I recommend that you consider having this stripped off so the condition of the walls behind can be judged and any necessary remedial works be carried out. 6.8. Evidence of dampness noted in the structural walls to property at the time of inspection. Further investigation / repairs required.
Page 34 Item: 11	Stairs	11.1. No hand rail fitted to bottom section of stairs. 11.2. Rotten timber noted supporting stairs.
Page 36 Item: 13	Roof Structure Observations	13.2. From a visual inspection the roof structure to the front canopy is in a poor condition. Obtain quote for repairs / replacement of roof structure before closing.

Page 37 Item: 14	Woodworm / Timber Decay	14.1. No inspection / testing for woodworm was carried out to the property as part of this survey. However, there was evidence of (likely dormant) woodworm noted in the timbers during the inspection. The likelihood for woodworm in other timbers to property is increased. Note: Dormant woodworm eggs can hibernate for up to c, 7 years. Spraying is recommended in order to eradicate common furniture beetle and other wood-boring insects.
Roof Coverings / Attic Space		
Page 40 Item: 2	Chimneys	2.5. Repoint brick chimney. Brick and mortar deterioration observed; repair advised. 2.6. Replace / repair chimney capping / pot/s.
Page 43 Item: 4	Fascia / Soffits.	4.2. Replace rotting sections of timber fascia and soffits.
Ventilation		
Page 46 Item: 1	Interior Room Ventilation	1.2. Inadequate ventilation in property. 1.3. Vent openings required in all rooms. No vents to bedrooms
Interior areas		
Page 48 Item: 2	Walls and Ceilings	2.2. Moisture stains/ patched repairs in right bedroom ceiling adjacent to chimney. Dry at the time of inspection, further investigation / repairs required.
Overview of Utilities		
Page 52 Item: 1	Electrical Services	1.1. The power supply was not on in the property at the time of inspection. It is always recommended that electrical installations be checked by a qualified person i.e. a registered electrician upon change of ownership. A "Safe Electric" registered electrical contractor should be appointed to carry out a "Periodic Inspection Report for an Electrical Installation" in accordance with ETCI 101, National Rules of Electrical Installations. Note: I am unaware how long the power supply has been disconnected from the property, information on reconnection fees can be found on http://www.esb.ie/esbnetworks/en/domestic-customers/restoring_a_connection.jsp . 1.2. Electrical breaker panel not connected to meter. Further evaluation required. 1.3. Charred timber over ESB meter, further evaluation required.

Page 55 Item: 3	Heating System	3.2. The heating system was not functioning at the time of inspection using normal controls. To understand the exact condition and functionality of the heating system/s, a qualified heating engineer should be commissioned. No power to system at the time of inspection.

General Details

1. Property Type

Two storey semi-detached house.

2. Exterior Pictures

Front of property.

Left Side of Property.

Back of Property.

3. Property Occupied / Unoccupied

3.1. Vacant property

3.2. Contents in a building restrict or deny visual and/or physical access to some areas. To point out the obvious, the Surveyor cannot see through walls, carpets, fixed kitchen units, closets, and personal belongings, and will have therefore made their best assumptions in these areas.

3.3. Interior walls are papered, expect rough finish behind wallpaper.

3.4. Sections of interior walls and ceilings are covered over with panels, not visible.

4. Weather Conditions At Time Of Inspection

Observations:

4.1. The weather was dry at the time of inspection.

Observations Relating to Pre-Contract Investigation of Title

Abbreviated Report
This section will form part of an abbreviated report, sent to one or more advisors in accordance with a client's instruction. An advisor may find this information of assistance during the conveyancing process.

What this section includes
In this section the Engineer provides an overview of the structure and general condition of the property.
Where possible, the Engineer comments on alterations, boundaries, etc. based on what was seen at the property during the survey.

Important Notes
This Pre-Purchase Structural Survey service does not include any investigation of planning files.
Property Health Check provide a range of additional services which may assist in answering queries about the property.
The contents of this report are Private and Confidential and remain the property of the Client.

Next steps
Review the abbreviated report.
Visit www.propertyhealthcheck.ie for details of services provided.
Obtain a quotation for any additional service(s) required.

1. Overall Structural Condition of Property

Observations:

1.1. The overall structural condition of the main property is average.

1.2. The overall structural condition of the extension is average.

1.3. The overall structural condition of the front canopy is below average.

2. Overall Maintenance to Property

Observations:

2.1. The property has been maintained to a fair standard.

3. Potential Changes Carried out to Property.

Observations:

3.1. Front canopy added.

3.2. Rear extension added.

3.3. Wall removed / widened between original house and rear extension.

Front canopy added.

Rear extension added.

Wall removed / widened between original house and rear extension.

4. Site Boundaries / Folio Map / Deed Map

Observations:

4.1. No map was provided to the Engineer prior to the survey.
We recommend when the Land Registry Compliant Map becomes available, the client should visit the property (with the map) and make a comparison themselves.
If the boundaries don't match up or if they are unsure about the map, we can be instructed to carry out an evaluation and / or provide new maps if necessary. A fee will apply for this service.

Front of property.

Side of property.

Back of property.

Back of property.

5. Overhanging / Right of Way

Observations:

5.1. No over hanging or encroachment noted to boundary lines.

5.2. Likely right of way to back left of property.

Likely right of way to back left of property.

6. Water Supply Observations.

Observations:

6.1. Based on a visual inspection, this property would appear to be connected to the public water supply

7. Waste Water Discharge Observations.

Observations:

7.1. Based on a visual inspection, the property would appear to be connected to the public water discharge system.

8. Outbuildings Within Site

Observations:

8.1. Timber shed.

Timber shed.

9. Parking / Driveway

Observations:

9.1. Front driveway.

Front driveway.

10. Is Property / Site connected to a Public Road

Observations:

10.1. Based on a visual inspection, there is direct access to the property / site from what would appear to be a public road.

11. Fire Safety

Observations:

11.1. No fire safety certificate is required for this development.

Grounds

1. Exterior Drainage (Underground)

Underground drainage systems should be checked regularly (at least every 6 months) as part of the normal maintenance routine for the house. This would involve lifting drain covers and carrying out a visual inspection for any signs of defects. Leaking foul and rain water pipes in close proximity to properties can result in structural damage and foundation subsidence.

1.1. No / inadequate access to the underground drainage system at the time of inspection (no visible inspection chambers). Easy access should be made available in case of blockage. Note: It would be prudent that drains be checked by a specialist drain cleaning company who will carry out a detailed examination of the system to fully ascertain the extent of defect/s (if any) to the drainage system, and if any remedial works are needed.

1.2. The underground drainage connection/s are poorly formed with gaps present which can allow water seep into the ground around the walls of the property. Repair.

1.3. Recommendation: As there are defects showing up from the visual inspection, drains should be checked by a specialist drain cleaning company who will carry out a detailed examination of the system to fully ascertain the extent of the defect/s and any remedial works needed.

Inadequate access to drains, no visible inspection chambers.

Gaps present which can allow water seep into the ground around the walls of the property. Repair.

2. Exterior Waste Pipes (Overground)

Observations:

2.1. PVC exterior waste pipes.

2.2. The exterior waste pipes are in a reasonable condition. Normal maintenance / monitoring required.

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

2.4. Note: 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 recognize 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.

Foul and rain water discharging into same drain.

3. Grading

Observations:

3.1. The floor level inside the property is below/ level with the outside ground level. See Dampness in Walls section of report.

3.2. Recommendation: Keep drains and shores free of debris. It is important that all drains are kept free from debris to ensure any surface water is adequately drained away. Inadequate drainage can lead to pools of lying water around the property, which over time can result in the settlement of pathways, driveways and in more serious cases the foundations of the building.

The floor level inside the property is below/ level with the outside ground level. See Dampness in Walls section of report.

4. Flooding

The Office of Public Works (OPW) website, https://www.floodinfo.ie/ provides information that may help to identify properties at risk of flooding.

4.1. Check with a number of insurance companies for potential loading or other restrictions on flood insurance before closing. Most insurance companies have records of previous claims made in certain areas and maybe able to indicate to you if the property you are buying was subject to a previous flood claim or if properties in your area were subject to previous flood claims.

5. Driveway

Observations:

5.1. Delayed maintenance to driveway.

Delayed maintenance to driveway.

6. Pathways

Observations:

6.1. The footpath/s are in a reasonable condition.

7. Gates

Observations:

7.1. The timber gate is in a reasonable condition.

8. Outbuilding/s

Observations:

8.1. Timber shed is in a poor condition.

Timber shed.

9. Patio

Observations:

9.1. Patio in a fair condition.

9.2. Uneven paving slabs should be secured / re bedded as they can provide a trip hazard.

Uneven paving slabs should be secured / re bedded as they can provide a trip hazard.

10. Garden / Vegetation / Trees

Observations:

10.1. Delayed maintenance to garden.

11. Electrical

Observations:

11.1. Fit cover to exterior sockets.

Fit cover to exterior sockets.

12. Exterior Tap

Observations:

12.1. Exterior tap/s working at the time of inspection.

Exterior tap/s working at the time of inspection.

13. Boundaries Observations

Observations:

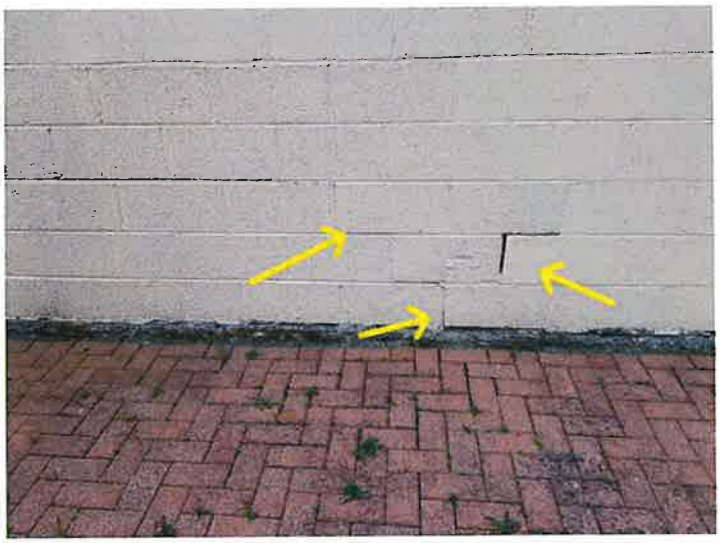
13.1. Cracks noted in boundary wall/s, repair / monitor.

13.2. Delayed maintenance to boundary fences.

13.3. Settlement noted in boundary wall/s, repair / monitor.

Sample of settlement in back left boundary wall/ arch.

Delayed maintenance to boundary fences.



Sample of crack/s in back left boundary wall.

Exterior Components

1. Exterior Doors

Observations:

1.1. The exterior doors are in a fair condition, repairs / maintenance recommended.

1.2. Re-seal around door frame/s.

Re-seal around door frame/s.

Secure bottom trim to front door

2. Windows

No consideration can be made of any condensation problems between double / triple glazing panels (at windows and doors). Where condensation between glazing panels becomes evident a competent contractor should be engaged to assess and remedy the problem as required.

Double glazed PVC windows
Observations:

2.1. The windows are in a fair condition, repairs / maintenance recommended. Window hinges and hardware will require regular lubrication and maintenance.

2.2. Re-seal around window frames to walls.

2.3. Window hinges / hardware are preventing windows from closing flush to frames, repairs / lubrication / maintenance recommended.

Re-seal around window frames to walls.

Window hinges require lubrication.

The windows are in a fair condition, repairs / maintenance recommended. Window hinges and hardware will require regular lubrication and maintenance.

3. Sills

Observations:

3.1. Repair cracked / damaged window sills.

Repair cracked / damaged window sills.

4. Lintels

Observations:

4.1. In terms of the openings around doors and windows their structural detail is concealed. In relation to the original parts of the building these are quite likely of timber.
Bear in mind that where timber lintels are present, should they be exposed to long term dampness, then rot and decay could occur.

Building Structure

1. Restricted Views to Walls

Observations:

1.1. Vegetation partially restricting view to exterior wall.

1.2. Restrictive view to back right wall to rear extension.

Vegetation partially restricting view to exterior wall.

Restrictive view to back right wall to rear extension.

2. Type of Wall Structure to Property.

Observations:

2.1. The main structure to the property is of a masonry construction.

3. Structural Wall Observation/s.

Observations:

3.1. The structural walls were in a fair condition with some minor cracking to walls noted. Cracks should be repaired, sealed and monitored to prevent moisture ingress. The structural walls of the building should be checked bi-annually, normally during spring or autumn for any defects or signs of deterioration.

Note: Further investigation would be required to determine the cause of the cracking / movement and to determine the exact repairs that are required.

3.2. Failing noted in brickwork / pointing between brickwork. Pointing should be monitored with spot repairs carried out to prevent moisture ingress. Brick walls and pointing will require regular maintenance and should be checked bi-annually, normally during spring or autumn for any defects or signs of deterioration.

3.3. Sections of brickwork walls have been repointed with a cement based mortar, a lime based mortar should have been used.

3.4. Replace loose sections of pointing to exterior walls with a lime base mortar.

3.5. The sand and cement render plinth finish to the left external wall/s is not original. Exterior rendered walls should have been finished using lime and sand and not cement and sand.

3.6. Sections of dashing (hollow sound with some cracking) not fully bonded to masonry walls, will require local repairs.

Sample of failing pointing between brickwork.

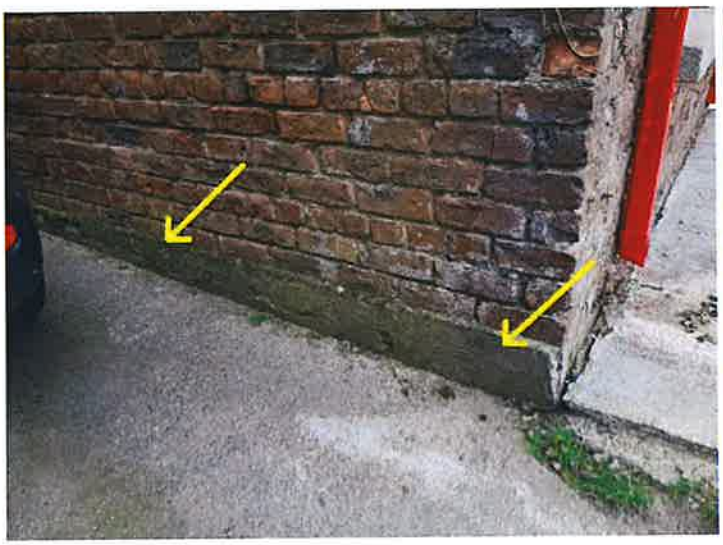
Sample of failing pointing between brickwork.

Sections of brickwork walls have been repointed with a cement based mortar, a lime based mortar should have been used.

Sample of damaged bricks.

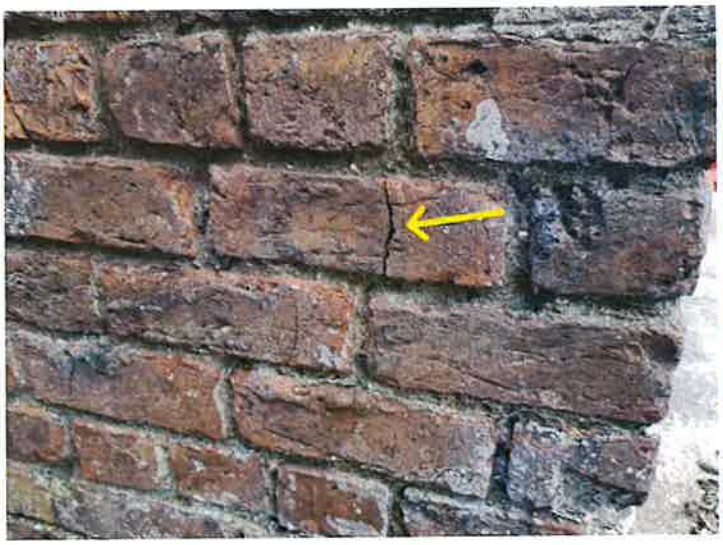
Remove vegetation and seal gaps between brickwork walls and soffits

Sample of crack/s in front wall.

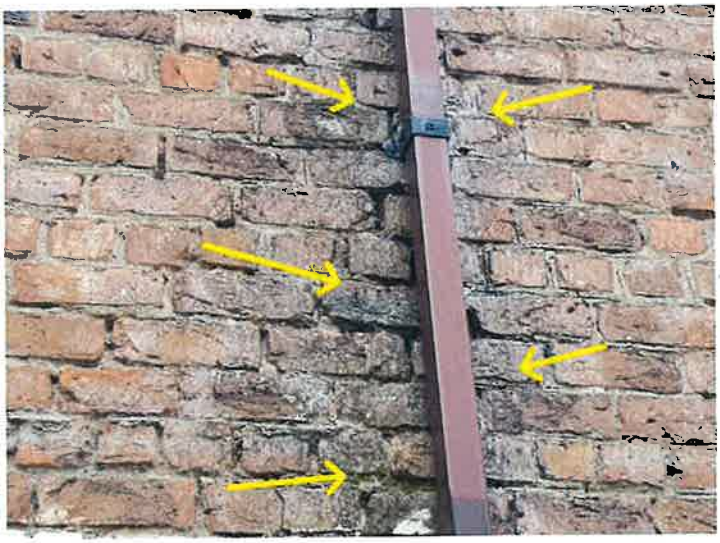


The sand and cement render plinth finish to the left external wall/s is not original.

Sections of brickwork walls have been repointed with a cement based mortar, a lime based mortar should have been used.



Sample of cracked brickwork in left wall.



Sample of failing pointing between brickwork.

Sample of chipped render in back wall.

Sections of dashing (hollow sound with some cracking) not fully bonded to masonry walls, will require local repairs.

4. Alterations / Additional Wall Comments

Observations:

4.1. Wall removed / widened between original property and rear extension.

4.2. I cannot confirm the sizing or adequacy of the structural beam/s support inserted where the opening/s has been formed as the building works have been closed up. It is important to confirm that the beam support over this opening was designed by a competent person. No structural movement noted at time of inspection, monitor.

If you have any concerns whatsoever or in any way are unsure about the certificate/s provided, you should immediately contact your Solicitor / Legal Advisor for direction on this matter.

4.3. Note for traditional versus modern materials in older properties: A traditional finish with properties of this age and type would have been for lime based mortar to have been used for rendering / pointing.

In many cases however this type of building has been re-rendered / re-pointed using sand and cement. It is now widely accepted that traditional materials really should be used for old buildings particularly in terms of renders and mortars. There are a number of practical reasons for this.

Sand and cement mortars are much less flexible than lime based mortars and therefore more prone to cracking. They are also less porous than lime based mortars and as a result despite the fact that in many respects they can retard laterally penetrating dampness, any moisture which does penetrate behind the render / pointing cannot readily escape and the walls are therefore more susceptible to dampness in the longer term.

Lime based mortars however are more flexible and less prone to cracking. They are also more porous which means, although they do allow moisture to penetrate more readily, any moisture which does penetrate can much more readily evaporate.

It is also quite difficult in the longer term to ensure that sand and cement mortars retain their key and hollowness is invariably found as in this case. I am not advocating the need to remove the render / pointing and re-plaster / re-point with lime based mortar but in the longer term it is

worth considering.

Wall removed / widened between original house and rear extension.

5. Foundations

Observations:

5.1. The foundations supporting the property are entirely under ground and are not accessible or visible to the surveyor. However, based on the surveyors visual inspection there is no evidence of any current settlement and the foundations are adequately supporting the structure.

6. Dampness in Walls

Damp readings as part of this survey are taken from the face of the interior walls above the floor level only. This survey does not include drilling into / cutting into wall paneling or the wall structure and measuring the moisture content from the middle area of the wall. This type of test would be required to accurately determine dampness in walls. Dampness / rising damp may exist in the structure which may not be detected by this general survey.

6.1. The floor level inside the property is below the outside ground level. This can / will lead to moisture ingress into walls and floors if the damp proofing / tanking has not been finished to a satisfactory standard. Walls and floors below or adjacent to the outside ground level should be monitored for evidence of moisture ingress as part of normal maintenance and repairs will be required if dampness is noted within the property. Depending on the extent of any failure in a damp proof course, moisture ingress maybe limited and seasonal.

6.2. Walls to the property would appear to have been recently painted. This is leading to higher readings from the moisture meter as the paint would still be drying out.

6.3. For older period properties you should bear in mind that it is never possible to completely eradicate dampness in the long term and where dampness exists, concealed timbers such as joist ends, timber lintels and wall plates in contact with damp walls can be at risk of rot and decay.

6.4. Most often dampness in older buildings is a result of poor maintenance and the use of inappropriate cement based and other non-breathable products that prevents the building from breathing. When these non-breathable products are removed and the property is provided with adequate ventilation most properties will significantly dry out without the need for additional

damp proofing.

6.5. Recommendation: Check with vendor as to what type of repairs / upgrades (if any) had been carried out to the damp proofing in original property and if guarantee is available.

6.6. Recommendation: Additional measures are required to reduce dampness in the property. Improving ventilation, using appropriate breathable materials (e.g. lime based renders and pointing) to allow the walls to dry out and getting water quickly away from the property are always the best ways to resolve damp issues in period properties. Whichever method/s are chosen the works should be carried out by a competent professional with relevant experience in this area.

6.7. Many of the structural ground floor walls in property are covered over with dry-lining / paneling. There is a risk that behind the wall coverings, dampness / mould could be present and problems associated with dampness could be occurring but not come to light for some time.
There are indications to suggest that there are damp issues behind the wall coverings. I recommend that you consider having this stripped off so the condition of the walls behind can be judged and any necessary remedial works be carried out.

6.8. Evidence of dampness noted in the structural walls to property at the time of inspection. Further investigation / repairs required.

High moisture readings noted to front/ internal walls of property.

High moisture readings noted to front/ internal walls of property.

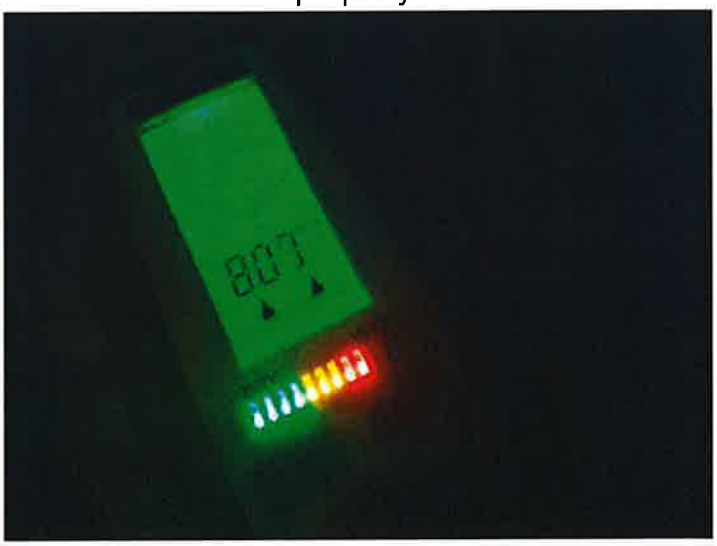
High moisture readings noted to left wall of property.

High moisture readings noted to left wall of property.

High moisture readings noted to internal wall of property.

High moisture readings noted to internal wall of property.

High moisture readings noted to back wall of property.



High moisture readings noted to back wall of property.

High moisture readings noted to internal wall of property.

High moisture readings noted to internal wall of property.

High moisture readings noted to back left wall of property.

High moisture readings noted to back left wall of property.

Normal moisture level reading taken at internal wall of property.

High moisture readings noted to internal wall of property.

Normal moisture level reading taken at right wall of property.

The floor level inside the property is below/ level with the outside ground level.

7. Restricted Views to Floors

Note, expect to find moisture stains and some decay in floor and wall materials adjacent to any plumbing fixtures, roofs and wet rooms where past leaks were likely. Most of these issues are of no structural significance but will still require repairs.

7.1. Floor coverings restricting view of floors.

7.2. Covered floors / walls in wet rooms. It is not uncommon to find moisture staining and some decay in these areas due to past leaks.

8. Floor Type.

8.1. Concrete ground floors.

8.2. Upper floors are all suspended timber floors.

9. Floor Observations

Observations:

9.1. Minor sloping / unevenness was noted in the floors at the time of inspection.

Note: If you intend to add / replace floor coverings (such as laying tiles, timber flooring, lino etc.), the unevenness may become more exaggerated and more preparation works may be required to prevent tiles / timber boards from lifting / cracking (for example additional adhesive used to create a sufficiently level surface for tiles).

Sample of sloping / unevenness in the right bedroom floor at the time of inspection.

Sample of sloping / unevenness in the left bedroom floor at the time of inspection.

10. Pyrite

Observations:

10.1. Pyrite (FES2, Iron Sulphide) is a common mineral of which traces can be found in crushed stone used for back-fill in construction. Low levels of pyrite typically do not cause structural problems. Materials containing large amounts of pyrite are likely to expand, crack and crumble over time due to a chemical reaction that takes place when they are exposed to oxygen and moisture. This expansion can lead to cracks and movement in walls, ceilings and floors causing significant expense to repair.

Properties or extensions built during the period 1997 - 2013 may have traces of pyrite in the back fill that would NOT be apparent during a visual survey. For most properties, it is not unusual for cracks to appear in walls / ceilings with some unevenness in floors or doors catching / not fully square. These issues are very common in most properties, but they are also considered as potential indicators for the presence of pyrite. Any of these issues do not exclusively indicate pyrite contamination and are mostly due to issues unrelated to pyrite contamination.

It is important to note that this survey is not a specialist "Pyrite Building Condition Assessment" nor do we carry out a test for pyrite as part of this inspection. These would need to be undertaken separately by Pyrite Specialists. Any comments relating to pyrite in this report are based on a visual survey and are not conclusive. Property Health Check accept no liability or responsibility for any levels of defects found or caused from the use of pyrite or other defective materials.

Note: Pyrite has been reported mainly in North Dublin, Meath and Kildare but is also found throughout the greater Dublin area. Pyrite backfill has also been found in Wicklow, Offaly, Westmeath, Louth, Limerick so other counties cannot be excluded.
To definitively test for the presence and extent of pyrite within the property a specialist survey must be carried out on core samples of the back-fill under the ground floor. This test involves drilling holes through the floor slab and extracting at least two samples which are laboratory tested for the presence of pyrite and the levels of same.
Additional information on pyrite can be found at https://www.pyriteboard.ie.

10.2. Recommendation: We are not aware of the building history for this property during the period 1997 to 2013.
It is therefore essential and recommended that you do some further research such as internet searches and checking with neighbours to see if they have had any issues with pyrite before exchanging contracts.
For all properties and extensions built in and around the years 1997 to 2013 we recommend that a specialist 'Pyrite Building Condition Assessment' should be carried out prior to the exchange of contracts and any subsequent recommendations made in that assessment should be followed. Even though in the majority of cases, no or minimum traces of pyrite may be noted following the test.

11. Stairs

Observations:

11.1. No hand rail fitted to bottom section of stairs.

11.2. Rotten timber noted supporting stairs.

Rotten timber noted supporting stairs.

No hand rail fitted to bottom section of stairs.

12. Restrictions to Roof Structure

Observations:

12.1. No access to main roof structure, access trap door should be fitted.

12.2. No access to timbers supporting extension roof, trapdoor sealed shut.

No access to timbers supporting extension roof, trapdoor sealed shut.

13. Roof Structure Observations

Observations:

13.1. No access to main roof structures over the property. No movement was noted at the time of inspection. Opening up of the roof would be required to fully ascertain the condition of the timbers.

13.2. From a visual inspection the roof structure to the front canopy is in a poor condition. Obtain quote for repairs / replacement of roof structure before closing.

From a visual inspection the roof structure to the front canopy is in a poor condition.

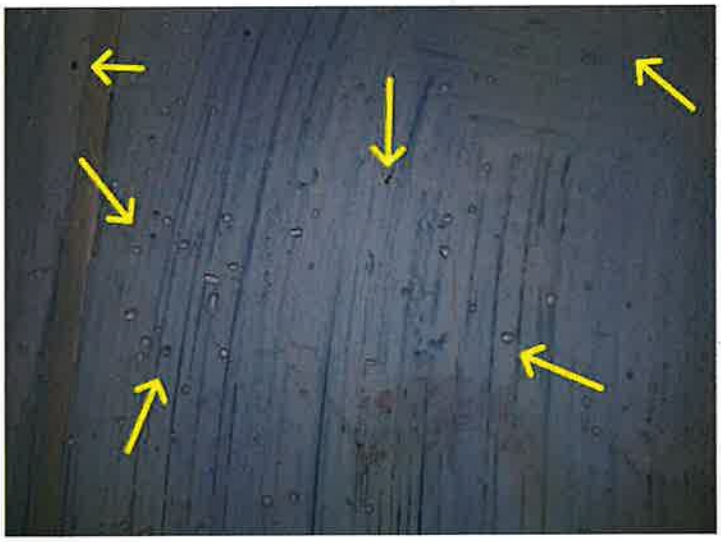
Rotten timbers supporting canopy

Rotten timbers supporting canopy

14. Woodworm / Timber Decay

You should expect to find moisture stains and some decay in floor, roof and wall materials adjacent to any plumbing fixtures, roofs and wet rooms were past leaks were likely. Most of these issues are of no structural significance but will still require repairs. From our experience some second-hand properties will have a surprising amount of decay present following on from previous leaks that are covered / decorated over. The extent of these issues will only come to light when materials are pulled away to allow for full access. These are some inherent risks that come with buying a second-hand property, which would not come to light during a visual survey.

14.1. No inspection / testing for woodworm was carried out to the property as part of this survey. However, there was evidence of (likely dormant) woodworm noted in the timbers during the inspection. The likelihood for woodworm in other timbers to property is increased. Note: Dormant woodworm eggs can hibernate for up to c, 7 years. Spraying is recommended in order to eradicate common furniture beetle and other wood-boring insects.



Sample of active woodworm in stairs timbers.

Roof Coverings / Attic Space

1. Pitched Roof Coverings

The 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.

1.1. The pitched roof coverings are aging. However, I consider they are in serviceable repair and should continue to function adequately for many years yet to come with regular / ongoing maintenance. Any coverings which become dislodged, split or damaged will obviously need to be replaced and repaired.

1.2. Metal / lead clips supporting roof slates to extension roof. This indicates failing roof nails and / or failing holes in slates where the nails are driven into the roof batons. Ongoing monitoring / maintenance will be required.

Sample of slipped roof covering.

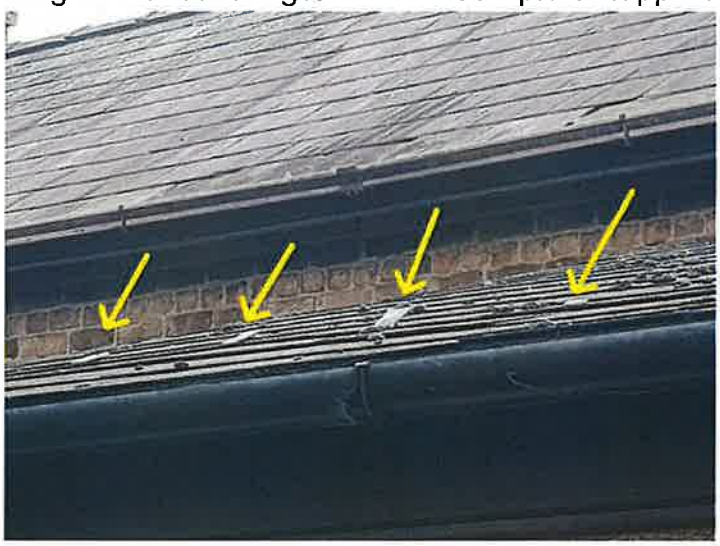
Sample of cracked / damaged roof covering.

Sample of missing roof covering.

Sample of slipped roof covering.

Sample of cracked / damaged roof coverings.

Sample of slipped/ lifted roof covering.



Metal / lead clips supporting roof slates to roof.

2. Chimneys

Interior of chimney flue/s are not inspected. Flue/s should always be cleaned out and inspected before use. Flue/s / chimneys can be damaged / weakened internally by previous chimney fires or others alterations such as fitting back boilers. The chimney is one of the most exposed parts of the property and will require annual maintenance / monitoring.

2.1. Rain cap/s should be fitted to the chimney pot/s to stop any rainwater running down into the flue/s.

2.2. No access to attic space to ascertain condition of the chimney brest/s

2.3. The fireplace/s would appear to be in a fair condition where visible.
Note: In older properties such as this it would be expected that there would be some deterioration present in the chimney flue/s.

2.4. Repair/ replace damaged firebrick in fireplaces.

2.5. Repoint brick chimney. Brick and mortar deterioration observed; repair advised.

2.6. Replace / repair chimney capping / pot/s.

Repoint brick chimney. Brick and mortar deterioration observed; repair advised.

Replace / repair chimney capping / pot/s.

Replace / repair chimney capping / pot/s.

The fireplace/s would appear to be in a fair condition where visible.

Repair damaged firebrick in fireplace.

Chimney flue, should be cleaned out before use.

The fireplace/s would appear to be in a fair condition where visible.

Treat rusted fireplace

Chimney flue, should be cleaned out before use.

Repair/ replace damaged firebrick in fireplace.

3. Flashing / Valleys.

Observations:

3.1. The exterior flashing/s are functional. No active leaks noted at time of inspection, no access to attic space. Roof flashings / valleys are prone to leak during strong wind driven rain, monitor. Normal maintenance required.

3.2. Re-secure / repair flashing to front canopy.

Roof flashings / valleys are prone to leak during strong wind driven rain, monitor. Normal maintenance required.

Roof flashings / valleys are prone to leak during strong wind driven rain, monitor. Normal maintenance required.

Re-secure / repair flashing to front canopy.

4. Fascia / Soffits.

Observations:

4.1. Delayed maintenance to fascia and soffits.

4.2. Replace rotting sections of timber fascia and soffits.

Sample of rotting sections of timber fascia and soffits.

Delayed maintenance to fascia and soffits.

5. Gutters / Downpipes

Observations:

5.1. Note: The weather was dry at the time of inspection, monitor during / after rain showers for any signs of leaking.

5.2. Secure loose downpipes to property.

Secure loose downpipes to property.

Remove debris from gutters.

Secure loose downpipes to property.

6. Breathable Membrane / Sarking Felt

Observations:

6.1. No view of membrane under roof coverings. No access to attic spaces. Membranes will become more brittle over time especially when exposed to weathering and sunlight, in particular advanced failure of the membrane can be expected at the lower sections of the roof coverings at the roof eaves and at all roof penetrations. Monitoring / maintenance recommended.

7. Party Wall/s

Observations:

7.1. There is no access to roof / attic space. The party wall/s could not be seen, however with a property of this age the party wall/s may not extend fully up to the roof coverings.

8. Roof Space Insulation

Observations:
Note: Refer to the BER Certificate for the property for more details regarding the levels of insulation in the roof space.

8.1. No access to attic spaces.

Ventilation

1. Interior Room Ventilation

Observations:

1.1. Recommendation: Consider installing automatic sensor controlled vents in all wet rooms.

1.2. Inadequate ventilation in property.

1.3. Vent openings required in all rooms. No vents to bedrooms

Chimneys providing ventilation to rooms.

Vent opening partially blocked in kitchen.

Re-fit cover to kitchen vent

Vent opening partially blocked in bathroom.

Sample of apparent mould in bathroom.

2. Roof Ventilation

Observations:

2.1. Marginal ventilation in roof space/s over property.

Interior areas

1. Recent Redecorations / Refurbishments.

The property would appear to have been recently redecorated.

Note to client: From our experience some redecorated properties may conceal certain defects (for example evidence of cracking, moisture leaks and dampness). These defects would otherwise be apparent if the property was not redecorated. You should regularly monitor areas especially under any plumbing and ceiling and wall areas for evidence of leaks / dampness.

2. Walls and Ceilings

Note, expect to find moisture stains and possible decay in wall, ceiling and floor materials adjacent to any plumbing fixtures and fittings and areas where past leaks were likely. Most of these issues are of no structural significance, however from our experience some second-hand properties will have decay present following previous leaks that are now covered over.

2.1. The interior walls and ceilings were in a fair condition with some minor cracking noted, maintenance / repairs required.

Note: If cracks continue to appear after redecoration extra bracing / supports may be required in these local areas and using reinforced mesh tape over the cracks (weak joints) maybe appropriate.

2.2. Moisture stains/ patched repairs in right bedroom ceiling adjacent to chimney. Dry at the time of inspection, further investigation / repairs required.

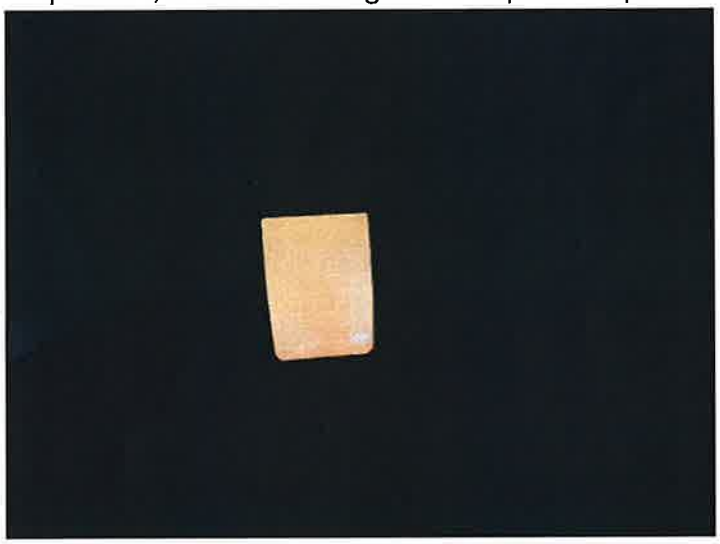
Sample of crack/s in ceilings.

Moisture stains/ patched repairs in right bedroom ceiling adjacent to chimney. Dry at the time of inspection, further investigation / repairs required.

Moisture stains/ patched repairs in right bedroom ceiling adjacent to chimney. Dry at the time of inspection, further investigation / repairs required.

Moisture stains/ patched repairs in right bedroom ceiling adjacent to chimney. Dry at the time of inspection, further investigation / repairs required.

Ceiling dry at time of inspection.



Ceiling dry at time of inspection.

Ceiling dry at time of inspection.

Ceiling dry at time of inspection.

Ceiling dry at time of inspection.

3. Doors

Observations:

3.1. Taking into account wear and tear of the interior doors, they are operational and in a fair condition. Door hinges, door handles and locks are mechanical and will need ongoing maintenance to ensure longevity. Adjustments / repairs required.

Doors to bedrooms not sitting square on door frames.

Door to left side living room catching on door frame.

1.780mm door height to kitchen, below recommended 2.030mm. Hazard.

4. Floor Coverings

Observations:

4.1. The interior floor finishes are in a fair condition, repairs / maintenance recommended.

Sample of detached laminate flooring

Sample of floor tiles damaged in hallway.

5. Smoke and Carbon Mon-Oxide Detectors

Observations:

5.1. No smoke alarms noted in property.

5.2. No carbon mon-oxide detectors noted in property.

6. Sound Transmission

Observations:

6.1. The party walls to the property are of masonry / brick construction and are likely not to be as effective in reducing the transfer of sound between properties as would be the case when using modern construction materials and techniques.

Overview of Utilities

It is important that you know as much as possible about the condition of the utilities and services at a property before you close the sale.

In general, there are 3 steps involved in gathering information about the utilities/services, i.e.
Step 1: Get a survey done which includes an overview of utilities and services at the property. (This report)
Step 2: Gather available documentation e.g. design, installation, service/maintenance records. (Action recommended. Customer to organize).
Step 3: Engage the services of suitably qualified professional(s) to obtain the exact condition and status of these systems before closing the sale. Note that the building engineer surveying the property is not a qualified electrician, plumber or heating system service engineer. (Action recommended. Customer to organize).

This survey (step 1 above) includes a **cursory inspection** of utilities/ services which means it covers the following only: -

* Establishing whether the system is functioning or not.

* Looking for signs of wear and tear visible at the time of inspection.

NO testing or opening-up of any systems or fittings is undertaken.

1. Electrical Services

It is recommended that you engage an appropriate competent service engineer, so you can ascertain the exact condition and status of these system/s before you close.

1.1. The power supply was not on in the property at the time of inspection. It is always recommended that electrical installations be checked by a qualified person i.e. a registered electrician upon change of ownership.

A "Safe Electric" registered electrical contractor should be appointed to carry out a "Periodic Inspection Report for an Electrical Installation" in accordance with ETCI 101, National Rules of Electrical Installations.

Note: I am unaware how long the power supply has been disconnected from the property, information on reconnection fees can be found on http://www.esb.ie/esbnetworks/en/domestic-customers/restoring_a_connection.jsp .

1.2. Electrical breaker panel not connected to meter. Further evaluation required.

1.3. Charred timber over ESB meter, further evaluation required.

ESB meter.

Electrical breaker panel not connected to meter.

Charred timber over ESB meter, further evaluation required.

2. Plumbing Services

- The Surveyor does not remove fixtures and fittings to check for leaks to inaccessible areas (e.g. behind bath panels, behind water cylinders, in service ducts, within walls and in flooring close to plumbing or water leaks / ingress) and therefore have made their best assumptions in these areas. It is not uncommon (but expected) to find moisture staining and decay in areas near plumbing fixtures (e.g. under bathtubs, plumbing pipes, hot water cylinders etc). It is recommended that you engage an appropriate competent service engineer so you can ascertain the exact condition and status of these system/s before you close.

2.1. Water supply was turned on in property at the time of inspection.

From a visual inspection the plumbing pipes and fixtures would appear to be functioning and in a fair condition. Seals around plumbing fixtures such as bathtub/s and shower tray/s should be monitored and renewed as necessary (every 2 - 5 years depending on manufactures guarantees for the sealant used).

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.

2.2. Considering the age of the property, there is likelihood of lead rising mains to / within the property.

2.3. Water storage tank/ cylinder not located, likely in attic space, no access.

2.4. Electric shower not operating at the time of inspection. No power.

2.5. Re-seal around shower base/ screen.

Sample of tap/s operating at the time of inspection.

Under sink water heating unit not functioning, no power to same.

Re-seal around shower base/ screen.

Electric shower not operating at the time of inspection. No power.

Sample of tap/s operating at the time of inspection.

Sample of toilet/s operating at the time of inspection.

Adjustments required to toilet, running constant after flush.

3. Heating System

- It is recommended that you obtain the service record/s from a qualified service engineer, so you will know the exact condition and status of all the component parts of the heating system/s before you close. The service records should show that the system was fitted and maintained to the relevant standards.

3.1. Refer to the BER Certificate for the property for more details regarding the age and efficiency of the heating system.

The advisory notes included with the BER should be consulted and consideration given to the recommended improvements to reduce heat losses from the property. You will need to consider this document carefully as not all of the recommendations may be economically viable. Our report is not a BER report or an assessment of the insulation standards within the property. Any queries about the accuracy or content of the BER report should be taken up with the company that provided the BER rating.

3.2. The heating system was not functioning at the time of inspection using normal controls. To understand the exact condition and functionality of the heating system/s, a qualified heating engineer should be commissioned.

No power to system at the time of inspection.

Oil tank

Rotten timbers supporting oil tank

Oil boiler

Rotten timbers supporting boiler

Sample of valve covers missing to radiator pipes.

Sample of corrosion in radiator to property.

Hazardous Materials

This survey report is not an inspection on the presence of any deleterious and hazardous materials within the property, neither will we undertake or commission inspections or laboratory tests to determine or confirm the presence, extent or precise nature of any deleterious and hazardous materials e.g. alkaline cement, lead, asbestos, and pyrite. If the Engineer makes a comment in the report on deleterious and hazardous materials it is provided for limited information purposes only and should not, under any circumstances, be deemed conclusive.

To determine the existence / non-existence or extent of any deleterious and hazardous materials within the property it is essential and recommended that you commission a relevant specialist to carry out tests and provide you with a report before closing. Please refer to Section 9 of the Terms and Conditions.

1. Asbestos

1.1. Note to client, we have not carried out an asbestos survey. Asbestos was widely used between 1945 to 1999 in all properties. Properties that have been built or refurbished during these times are more likely to contain some asbestos materials.

Common asbestos materials in properties include, roof slates, rain water goods, corrugated cement roofs, roof felts, soffit boards, window panels, interior ceilings, garage ceilings, exterior and interior wall panels, stipples ceiling finish (artex), toilet cisterns, bath panels, water tanks, floor tiles, floor lino, glues, black adhesive, older electrical equipment, heating systems, vents, flues, insulation boards, insulation fibers, seals.
Also, for almost every common asbestos material, there is an exact look alike which does not contain asbestos.

2. Radon Gas

Radon concentration is measured in becquerels per cubic metre of air (Bq/m³). The becquerel is a unit of radioactivity and corresponds to one radioactive disintegration per second. The acceptable level, or Reference Level, for homes in Ireland is 200 becquerel per cubic metre and 300 becquerel per cubic metre in commercial buildings.

2.1. No radon testing is carried out as part of this survey.
Advice and information regarding Radon / testing is available from https://www.epa.ie/radiation/. The consensus from the EPA and other experts is that it is always advisable to get your property tested for radon gas as soon as possible, so remediation works can be carried out if required.

Terms and Conditions

Terms and Conditions for Pre-Purchase Structural Surveys of Residential Properties

To understand what is included and not included in your report it is essential and recommended that the following terms and conditions are read in full. By booking our services you are agreeing to these terms.

The pre-purchase structural survey is a general survey covering hundreds of different areas, issues, and concerns within a property. The report is intended to provide an overall view of the condition of the property and may not / will not record defects that in the overall long-term view are not structurally significant.

The pre-purchase structural survey is carried out within a limited time frame, at a fee that is a fraction of the cost of numerous specialised surveys. The report will provide an overall view of the general condition of the property. When booking a pre-purchase survey, you must accept and acknowledge that other defects may exist in the property that would otherwise be noted in a specialised survey. If you have specific concerns that you need certainty on, a general survey is not what you require. You should instruct specialised surveys for the specific concern/s that you have.

It may therefore be necessary for you to commission and pay for other specialist reports from appropriate experts, for concerns or worries that you may have that are not covered under the limitations of this visual survey.

Example 1: If you want to know that no deleterious and hazardous materials are present, such as pyrite, alkaline cement, or asbestos, then you must commission an additional qualified company or person that specialise in that field, to provide you with a report. The current cost of carrying out a pyrite test on a typical 3 bed semi-detached house is circa €1,750 plus VAT.

Example 2: If you want to know that no invasive plantations are present, such as Japanese knotweed, then you must commission an additional qualified company or person that specialises in that field, to provide you with a report.

Example 3: Our survey is limited to a cursory view of services only; therefore, to obtain any details regarding the design, installation, efficiency, current condition, or potential failures of a system then you must commission an additional qualified company or person that specialise in that field, to provide you with a report. A specialist report on a modern plumbing and geothermal heating system would be circa. €600 plus VAT.

Example 4: If you want to know that absolutely no dampness exists in the property you should commission a detailed and specialised damp survey before closing. Personal objects and sometimes seasonal factors limit our survey. Dampness/rising damp may exist that we are unable to detect/see or may not be present during our visual survey.

***Any concerns expressed by a client about a property, will only be reported on within the limitations of these terms and conditions.**

Terms and Conditions

Contents

1.Report overview

a) The principle objective of the report is to inform you of significant structural defects within the property that may affect a buyer's decision e.g. defects in roof structure, cracks in walls, ceilings and floors that may indicate problems with the foundations. 90 –95% of the engineer's time is spent examining the main structural components of the property. The report does not comment on minor non-structural or cosmetic issues that do not materially affect the value of the property and are of no structural importance. *(Section 2b refers).*

b) Planning searches, reviewing planning documentation, other files, maps, etc and/or making inquiries with statutory agencies or local Planning Authorities are not included in the pre-purchase survey. For maximum cost efficiency, we recommend that our services are used in a staged sequence. It is primarily essential to establish the structural condition of a property and this is done through the pre-purchase survey report. If you or your Solicitor require us to carry out planning searches or review planning documentation or other files, plans or maps we will be in a better position to understand what may be required following our survey and can quote you accordingly. (Additional services if required will be quoted for separately and on an individual basis).

Stage 1 - Pre-purchase structural survey.

Stage 2 - Follow up on any further additional investigations that may be necessary e.g. planning searches certificates of compliance, rights of way and any further investigations from other specialists such as a qualified plumber or pyrite testing etc

2. Limitations of report

a) The Structural Survey Report is based on a visual inspection only of the exposed and accessible main parts of the structure e.g. walls, roof, foundations etc. to determine the structural condition and general state of repair of the property. During the inspection no opening up or moving of furniture or personal belongings will be carried out. *(Sections 5 and 6 refer).*

b) The report does not comment on minor non-structural or cosmetic issues that do not materially affect the value of the property and are of no structural importance e.g. minor drying cracks in ceilings and walls, marginal structural workmanship such as some unevenness in floors, walls, and ceilings.

c) We do not carry out any tests on structural materials used in the construction of the property. The engineer will assume that the materials used in the construction of the property were suitable for their intended use.

d) The report is concerned with the general structure of the property and does not comment on building regulation compliance.

e) The visual structural survey is concerned with the condition of the property. Taking measurements of the property or site is not included in the pre-purchase structural survey service. *(Section 4 refers)*

f) The pre-purchase visual survey includes one visit to the property. If for any reason a re-check or re-inspection is required, an additional fee will be quoted for and charged accordingly.

g) We do not provide a BER report as part of our survey. A BER (building energy rating) certificate is a legal requirement and must be provided by either the Estate Agent or vendor before the property is placed on the market.

h) It must be appreciated that during a visual inspection defects may be present that cannot be identified conclusively or otherwise. The survey excludes liability and responsibility for loss or damages to you or a third party for latent defects, concealed defects or deficiencies that may become apparent or occur during or after the survey has taken place. We are however happy to offer direction and advice should a defect or deficiency subsequently become evident. E.g. plumbing leaks not active or visible at the time of survey.

i) Our visual survey will report on active leaks that are visible at the time of inspection. It is quite common for windows, doors, walls, or roofs to have leaks that are only active and visible under certain weather conditions e.g. wind driven rain, and these conditions may not be replicated at the time of the survey. The survey excludes liability for leaks that latently occur during weather conditions not replicated at the time of the survey.

j) This survey report is not a detailed or comprehensive rising/damp survey. Dampness/rising damp may exist in the property which may not be detected by this general survey. For example, visual evidence of dampness could be hidden from view by furniture or by recent redecoration of ceilings and walls. Dampness can also be caused by seasonal factors that are not present at the time of inspection. If you wish to be 100% certain that no dampness exists in the property you should get a detailed and specialised damp survey before closing. *(Section 5, 6 &7 refer)*

k) The survey reports on structural defects visible on the day of the survey. A considerable time can sometimes elapse between the survey date and taking ownership of the property. We therefore advise, without any exception, that before closing the sale and taking possession of the property, that following the removal of the vendors' personal possessions, clients take a final pre-close walk through of the property and grounds with the estate agent. This walk through will determine that no

previously hidden or covered issues have been revealed, and that no subsequent water leaks, fire, smoke, or other damage have occurred since the survey was performed. Your legal adviser can provide advice on this action. *(Section 5 refers).*

l) It is important to be aware that you may require from other companies or individuals' additional inspections, surveys or reports that are not covered by this structural survey report. For example, to ascertain the design, installation, efficiency, current condition, and likelihood of potential failure of the services, the presence of any deleterious and hazardous materials or invasive plantations within the property it is essential and recommended that separate tests and reports are commissioned before closing. *(Sections 8 –11 refer).*

m) We do not carry out tests or report on any services *(except for a cursory view of services - section 8 refers).* We do not carry out an inspection for the presence of deleterious and hazardous materials, invasive plantations, or land contamination e.g. asbestos, lead, pyrite, alkaline cement, Japanese knotweed, oil spillage etc. *(Sections 9, 10 &11 refer).* If the engineer makes a comment in the report in relation to any of these items, it is provided for limited information only and should not be deemed conclusive. *(Sections 9 –11 refer).*

n) Internal roof structures will be inspected where safe access exists via a loft hatch not more than 3 metres above the adjacent floor or ground. Where no reasonable safe access is available, the roof spaces will not be inspected. If there is limited or unsafe room for the engineer to manoeuvre within the roof spaces, the roof spaces implicated will not be inspected. (*Section 6 refers).*

o) Ladders will be used for inspections up to a maximum of 3 metres in height, and where it is safe to do so. The engineer will not climb onto or walk on any roof surfaces. External roofs over 3 metres from ground level will be inspected using binoculars from ground level but will be excluded from the survey if they cannot be viewed by this means. (*Section 6 refers).*

p) The survey of the property is carried out from within the grounds of the property and from public areas adjacent to the property. We cannot trespass on to other people's private property to get better views. *(Section 6 refers).*

q) The photo's that are including in the report are low to medium resolution photos. The photos are not detailed or high quality but are included in the report to enable a client to better understand what the engineer is referring too. Occasionally you will see photo's showing cracks, roof issues, drains, damp readings and thermal images (depending on type of survey undertaken). Some photos may show different moisture readings, various colours in thermal imaging cameras, etc, that will vary significantly from material to material. These variations in thermal images and damp testers are normal, what is important is the engineer's comments as to whether a defect exists are not. If you wish to copy any or all the photo's out of the report, you will have to right click over each individual photo and copy to a new location.

3. Apartment, Duplex, and Maisonette Surveys

a) The apartment survey is an inspection of the individual apartment/duplex/maisonette unit.

b) A general overview is included of the common areas of the apartment/duplex/maisonette block

where there is safe accessible access at the time of inspection, e.g. roofs, underground parking spaces, fire precautions and means of escape. It is therefore important and essential to contact the management company and check for the existence of any known issues or defects to the apartment/duplex/maisonette block.

4. Property Boundary

a) The engineer will comment on the property boundary within the report, e.g. as to whether the boundary lines are clearly defined or not.

b) If you require the boundaries of the property you are buying to be compared against the relevant Land Registry Folio Map / Ordnance Survey Map, the map or maps must be provided by email to info@propertyhealthcheck.ie prior to the survey being booked in.

c) A boundary comparison involves examining the physical boundaries of the site and making a reasonable comparison with the folio / ordnance map provided at the time of inspection. Where parts of the site are inaccessible or covered certain assumptions / interpolations may have to be made.

d) The boundary comparison is for sites up to circa half an acre in area.

5. Property contents and occupancy

a) Contents in a building restrict or deny visual and/or physical access to some areas e.g. personal belongings in hot press, attic space packed with boxes, personal possessions in rooms etc. To point out the obvious, the engineer cannot see through walls, carpets, heavy furniture, fixed kitchen units, closets, and personal belongings, and will have therefore made their best assumptions in these areas.

b) No moving of furniture or personal belongings will be carried out during the inspection.

c) The survey reports on structural defects visible on the day of the survey. A considerable time can sometimes elapse between the survey date and taking ownership of the property. We therefore advise, without any exception, that before closing the sale and taking possession of the property, that clients take a final pre-close walk through of the property and grounds with the estate agent, following the removal of the vendors' personal possessions. This walk through will determine that no previously hidden or covered issues have been revealed, and that no subsequent water leaks, fire, smoke, or other damage have occurred since the survey was performed. Your legal adviser can provide advice on this action.

d) Should any issues be discovered during the pre-close walk through, clients should take photographic evidence and forward this by email immediately to our office. If re-inspection is required, an additional fee will be quoted for and charged accordingly.

6. Accessibility, Voids, and Concealed Areas

a) The inspection can take no account of works covered up, inaccessible or otherwise obscured from view e.g. furniture, fittings, clothing, personal belongings, etc. No moving of furniture or personal belongings will be carried out during the inspection.

b) Where areas of the main structural components are unexposed, covered, or inaccessible, no definitive opinion can be given. For example, if there is no hatch access to roof spaces or areas

under floors then the engineers' comments cannot be conclusive; opening-up would be required before a more accurate assessment can be made by the engineer. It must therefore be appreciated that defects such as woodworm or dry rot may be present without our knowledge. If subsequent re-inspection is required, an additional fee will be quoted for and charged accordingly.

c) Access points will not be used if they are locked, nailed, glued, sealed or screwed in place, damaged or unlikely to close properly after opening. It must therefore be appreciated that defects such as woodworm or dry rot may be present without our knowledge. If subsequent re-inspection is required, an additional fee will be quoted for and charged accordingly.

d) Internal roof structures will be inspected where safe access exists via a loft hatch not more than 3 metres above the adjacent floor or ground. Where no reasonable safe access is available, the roof spaces will not be inspected.

e) Roof spaces that are limited in height, dangerous or unsafe to manoeuvre in, will not be inspected. It must therefore be appreciated that defects such as woodworm or dry rot may be present without our knowledge.

f) Ladders will be used for inspections where it is safe to do so, up to a maximum of 3 metres in height. The engineer will not climb onto or walk on any roof surfaces. External roofs over 3 metres from ground level will be inspected using binoculars from ground level but will be excluded from the survey if they cannot be viewed by either means.

g) The survey of the property is carried out from within the grounds of the property and from public areas adjacent to the property. We cannot trespass on to other people's private property to get better views

7. Redecoration

a) Recent redecoration can hide or disguise visual evidence of existing defects in a property. E.g. evidence of moisture issues (such as mould and water stains, or cracks in walls), can be painted or wallpapered over.

b) Moisture issues and cracks covered up by redecoration normally take up to one year before they once again become evident.

c) Should a defect or deficiency subsequently become apparent we are happy to offer direction and advice. E.g. cracks appearing in walls and ceilings, or seasonal dampness not active or visible at the time of survey.

8. Mechanical, Electrical and Heating Services - *plumbing, heating, drainage, septic tanks, wells, ventilation and air conditioning systems, electrics, or ICT*

a) Our engineers are NOT qualified plumbers, heating technicians or electricians and do not carry out any tests on these services. Following a cursory view of the heating, electrical and plumbing utilities, however, the engineer will make comments on the general condition of these services and whether they were operating or not at the time of inspection. These comments are for limited information purposes only, and should not under any circumstances, be deemed conclusive.

b) Our survey is limited to a cursory view of services only. Before purchasing the property, it is

essential and recommended that you commission a competent qualified plumber, mechanical or electrical engineer to perform tests and provide you with a report on the design, installation, current condition, efficiency, and the likelihood of potential failure/s of these systems.

c) Mechanical, plumbing, electrical, heating services, specialist facilities and equipment are not included in the survey e.g. swimming pools, air conditioning units, geothermal systems, tennis courts, sprinkler systems, security alarms, solar panels, and any appliances.

d) For the avoidance of any doubt this survey report does not cover the condition, design, or effectiveness of any of the services within the property, except for a limited cursory view of the plumbing, heating, and electrical services.

9. Deleterious and Hazardous Materials

a) This survey report is not an inspection on the presence of any deleterious and hazardous materials within the property, neither will we undertake or commission inspections or laboratory tests to determine or confirm the presence, extent or precise nature of any deleterious and hazardous materials e.g. alkaline cement, lead, asbestos, and pyrite.

b) If the engineer makes a comment in the report on deleterious and hazardous materials it is provided for limited information purposes only and should not, under any circumstances, be deemed conclusive.

c) To determine the existence / non-existence or extent of any deleterious and hazardous materials within the property it is essential and recommended that you commission a relevant specialist to carry out tests and provide you with a report before closing.

10. Tree / Vegetation Proximity and Invasive Plantations

a) This survey report is not an inspection on the presence of invasive plantations within the property, neither will we undertake or commission inspections or tests to confirm any presence or extent of invasive plantations e.g. Japanese knotweed.

b) If the engineer makes a comment in the report on invasive plantations, tree, or vegetation proximity, it is provided for limited information purposes only and should not, under any circumstances, be deemed conclusive.

c) To determine the existence / non-existence, impact or extent of any invasive plantations or tree or vegetation proximity within the property it is essential and recommended that you commission a relevant specialist to carry out tests and provide you with a report before closing.

11. Land Contamination

a) We do not make any investigations into the potential contamination of the site or of neighbouring land e.g. oil spillages, chemical leaks, dumped materials, etc.

b) If the engineer makes a comment in the report on land contamination e.g. dumped waste, it is provided for limited information purposes only and should not, under any circumstances, be deemed conclusive.

c) To determine the existence / non-existence, extent, or impact of any land contamination within the property or neighbouring land it is essential and recommended that you commission a relevant

specialist to carry out tests and provide you with a report before closing.

12. Observations Relating to Pre-contract Investigation of Title (PCIT)

a) A dedicated section is provided within the pre-purchase structural survey report to assist your specified advisor(s), e.g. legal advisor or estate agent, in better understanding the property they are advising you on. For example, based on a visual inspection the engineer may note extensions that have been made to the original property, changes to the property, interior alterations, observed rights of way, over sailing encroachment issues and physical boundary issues.

b) In this section the engineer makes comments and observations based on the visual survey of the property only. The engineer's comments will be limited as they do not include an examination, search or review of any existing files or documents relating to the property or planning and/or making inquiries with statutory agencies or local Planning Authorities.

c) For maximum cost efficiency, we recommend that our services are used in a staged sequence. If your legal advisor has queries after reviewing the "Observations Relating to PCIT" section, familiarity of the property will enable us to assist your solicitor in better understanding what further information may be required, and which additional services may be required to provide this information. (If required these services are available under separate instruction from the client and will be quoted for on an individual basis).

13. Price and Payment

a) Valid numbered quotations are provided in writing only and are valid for thirty days from the date of issue. The quotation is a net figure and is subject to VAT at the current rate.

b) Payment can be made by credit card, debit card, and Electronic Funds Transfer (EFT). Payment is taken at the time of booking.

14. Report Issue

a) Reports are issued by email. The email will contain a link to a secure site, where the report can be viewed and downloaded.

b) Reports are provided in colour PDF format only.

c) Requests to provide a hard copy may incur an additional postage fee, and the report will be issued in black and white.

15. Liability, Confidentiality, and Ownership

a) Ownership of the report passes to the client upon receipt by Property Health Check Limited of full payment.

b) The report is issued to the person to whom it is addressed for theirs and their legal advisers use and is not intended or authorized to be used by a third party, without our prior written consent.

c) If a third party chooses to use this inspection report, they do so without Property Health Check Limited's permission or authorisation, and they do so at their own risk. No communications will be entered into with any third party re the report, without the prior consent of the client.

d) Where permission has been granted to provide specified advisers (solicitor and/or estate agent) with an abbreviated report, ownership of the report remains with the client.

16. Termination

a) The Client may terminate an Agreement but must give a minimum of two working days' notice.

b) If a cancellation or a postponement takes place within two working days of the inspection, then 25% of the quotation total fee will be charged.

Glossary

Term	Definition
Adequate	Where a component or part of a component is described as 'adequate', it is considered to be sufficient for its purpose.
Asbestos	The disposal of any material containing asbestos is required to be carried out by a licenced contractor. In many situations certain asbestos materials, if not disturbed, it maybe a better solution to seal over rather than replace.
BER	A building energy rating (BER) is a rating on the overall energy efficiency of a building (residential or commercial). The rating is similar to the energy label on your fridge and is denoted on scale of A to G, with A1 being the most energy efficient and G being the least energy efficient.
Dampness	Dampness in properties can come from various sources. Rising dampness is as a result of capillary action whereby ground moisture rises up through the walls due to the lack of any effective damp proof barrier. 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. Plumbing leaks from hot and cold water systems will also result in dampness and condensation and is another source that needs to be considered in addition to rain water penetration.
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.
Exterior tap	Exterior tap/s should be checked regularly for drip leaks and rusting around pipes.
Exterior waste pipe	Waste pipes and brackets to waste pipes should be checked regularly for signs of deterioration and ensure any repairs needed are carried out promptly to prevent further issues.
Footpath	It is important to keep pathways free from moss and other vegetation as this can create slippery / hazardous surfaces. Long term delayed maintenance can lead to settlement / unevenness in the paths which can become a trip hazard.
Foundation	The external walls of the building should be checked regularly for signs of settlement or movement in the foundations.
Inadequate	Where a component or part of a component is described as 'inadequate', it is considered to be insufficient for its purpose.
Marginal	Where a component or part of a component is described as 'marginal', it is considered to be at the minimum levels required for its purpose.

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.
Normal maintenance	Normal maintenance refers to the general upkeep of a component to prevent deterioration.
Patio	Patios should be kept clean from moss and other vegetation as this can cause movement or settlement in the patio coverings if left unchecked.
Pitched roof coverings	Roof coverings to the property should be checked every few months and after any periods of high winds or storms for any defects which could affect the water tightness of the structure.
Re-seal	Seals should be monitored and may require replacement / renewal every 2 - 5 years depending on manufactures guarantees for the sealant used.
Repair	Based on our previous experience of investigating 1000's of different issues relating to properties, we have come across defects that could either be repaired or replaced. When we use the word "repair" we expect, that based on our past experience these defects can be repaired and do not need to be replaced. Unfortunately we also know from experience that tradesmen, building contractors and other building professionals have a tendency to unnecessarily recommend that defects should be replaced and not repaired. There are a number of reasons why builders, tradesmen and building professionals primarily resort to recommending that certain defects should be replaced rather than repaired as there is more money to be made by replacing, the builder or adviser may not have the technical knowledge or time to repair correctly and also that if something goes wrong with the repair (due to an inadequate repair) they will advise you that the defect should have been replaced and not repaired in the first place. Replacing defects with with new materials, products and skilled workmanship to the highest building regulation standards is all well and good if you as the property owner have plenty of money and want everything as new, but in most cases, repairs can be carried out to remedy defect/s, to make them functional, to bring them in tandem with the age of the property and to the building standards which were in place at the time of construction.
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.
Timber gate	Timber gates should be treated annually with a wood preservative to prevent rot / decay.

Timber shed	Timber sheds require annual wood preservative treatment, especially were resting on the ground.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
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.
Wet rooms	A wet room is any room in which there will be excessive amounts of moisture present such as kitchens, bathrooms, ensuites etc.
Woodworm	Dormant woodworm eggs can hibernate for up to c, 7 years.
apparent	The surveyor cannot make a conclusive determination on a potentially hazardous substance or material unless the substance or material is first analysed by a laboratory.