

Property Health Check

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Your Building Survey Report

Introduction

The purpose of our building survey report is to highlight issues of concern and give you a thorough understanding of the property, both good and bad. The vendor and estate agent will almost always be highlighting the merits of the property.

It is important not to panic or lose interest in the property when we bring to your attention new concerns that you were not anticipating. You should first consider the full picture, including the type of property, the agreed sale price, its age and location. After reading the survey report in full, please jot down the questions that you have and give the surveyor a phone call to discuss the pro's and con's of the property.

Your Building Survey Report takes the following format, there is an General information and Introductory section which you are currently reading.

We then go through an examination of the property including a summary of both marginal and urgent defects. The summary report is not definitive, we strongly advise you not to just read the summary but to set time aside and read the report in full, consider our comments and make notes of any areas which you wish to discuss further and phone us.

Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

Important

This report will draw your attention to some areas of the property that we were unable to inspect. Further investigations before you purchase is advisable. It may be that further investigations may reveal the need for additional repairs that would alter the figure at which you would purchase the property.

We strongly recommend that you read all the report and then consider, with our help if you wish, the wisest course of action.

Objective of Report

The principal objective of the Report is to assist you to,

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

Technical Details

The report we will provide you with information relating to the area being inspected. We will use plain English to explain our findings and stay away from using technical terms. If necessary we will define any technical terms that we may have to use.

Orientation

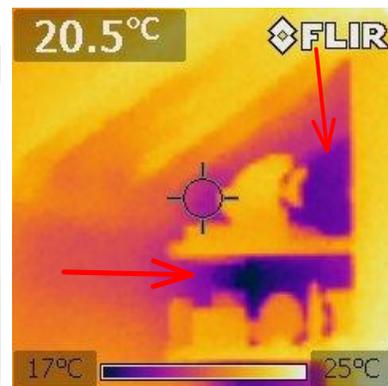
Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

Ratings

We use the terms Maintenance Required or Urgent Repairs where we believe that there are items that should be remedied or negotiated upon prior to purchasing the property.

Pictures

We utilise photographs to illustrate issues or features. The last picture is taken using an infrared camera. An infrared camera will allow a building surveyor see problems that cannot be seen with the naked eye. The infrared picture shows a water leak (darker area) coming from a small leak in the roof. This defect was recently painted over and the area was obstructed by shelving and ornaments and would not be spotted by the naked eye.



Terms and Conditions for Building Survey.

Terms and Condition for Building Survey.

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

The Building Survey will be carried out by Peter Sweeney FBEng (Fellow member of the Association of Building Engineers) by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The Inspection

The Building Survey Report is based on a visual survey carried out at the time of inspection. No opening up of the property is undertaken that would require the use of tools. The Surveyor does not carry out any tests on building materials or services used in the construction of the property. The Surveyor will assume that the materials used in the construction of the property were suitable for their intended use.

(i) Accessibility and Voids.

The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas that are covered, unexposed or not reasonably accessible.

(ii) Floors

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

(iii) Roofs

The Surveyor will inspect the roof coverings and roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0 meters above the floor or adjacent ground. Roofs above this level will be inspected by binoculars from ground level.

(iv) Exterior Grounds and Outbuildings.

The inspection will not include specialist leisure facilities and equipment, swimming pools, tennis courts, security systems including security gates and sprinkler systems.

The survey does not report on ground contamination resulting from oil or other chemical leaks or spillage's in or around the property.

(v) All services including, electrical, plumbing and heating installations are visually inspected. No opening up or testing of the systems or individual parts are carried out. Conclusive tests can only be undertaken by suitably qualified contractors.

Heating appliances, geothermal systems, back boilers, water heaters, household appliances, solar systems, wind turbines, alarms, cables and wireless systems are not tested under the scope of this inspection.

(vi) Areas Not Inspected

The Surveyor will identify any areas which would normally be inspected but for which he was unable to inspect and indicate where he considers that access should be obtained or formed. Furthermore the Surveyor will advise on possible or probable defects based on evidence from what he has been able to see.

Contamination

The Surveyor will not comment on the existence of contamination as this can only be established by appropriate specialists. If after our inspection we consider that contamination maybe an issue, we will inform you accordingly.

Deleterious and Hazardous Materials

(i) Unless otherwise stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property.

(ii) Lead water supply pipes and asbestos will be noted, and advice given if these material can be seen.

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

Consents, Approvals and Searches

(i) The Surveyor will assume that the property is not subject to any unusual or onerous restrictions or covenants which apply to the structure or effect the reasonable enjoyment of the property.

(ii) The Surveyor will assume that all Planning permissions, Bye-Laws, Building Regulations and other consents required have been obtained. Your legal adviser should verify whether such consents have been obtained. Any inquiries should be made by the client or his legal advisers.

Restrictions on Disclosure

The Report is for the sole use of the named client and is confidential to the client and his professional adviser. Any other persons rely on the report at their own risk.

Occupied Property

All occupied properties present various difficulties when carrying out the survey, such as stored items within cupboards, the attic space and day to day household goods throughout the property. Although we are pointing out the obvious the Surveyor cannot see through walls, carpets, heavy furniture, fixed kitchen units, closets and personal belongings, they have therefore made their best assumptions in these areas.

It is always advisable that the buyer organizes with the selling agent that s/he be allowed to walk through the property after the vendor has removed all their personal belongings and raise any issues of concern with the vendor. If there are any issues that come to light you should contact your legal adviser and/or contact the building surveyor.

Property Health Check

Definitions

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General Information

Important, Please take the time to read and understand the entire report. If you are unsure about any issues or concerns raised in the report please contact the building surveyor or your legal adviser before you exchange contracts.

Surveyed Property Address

Property Surveyed **Sample Survey Report**

Address 1 **Howth**

Address 2 **Co. Dublin**

Client Contact Details

Client Name **Sample Client**

Client Address **12 Cooley Pk**

Address 1 **Dublin 12**

Phone **086-12345678**

Client's Solicitor Details

Solicitor Firm **O'Sullivan, Ferry Solicitors, Borris, Co. Carlow.**

Solicitors E-Mail: **john@osullivanferrysols.ie**

Our Company Details

Inspector Name **Peter Sweeney**

Company Name **Property Health Check**

Head Office, Property Health Check, Bell Heights, Kenmare Co. Kerry.

Dublin Office, Property Health Check, Mini-Photo House, Lower Lucan Rd, Larachon, Lucan, Co. Dublin.

Lo-Call, 1890-787839, Kerry Office, 064-6641980, Dublin Office, 01-6281040

Email, info@propertyhealthcheck.ie

Website, www.propertyhealthcheck.ie

Date of Inspection and Weather Conditions

Inspection Date **14/5/2011**

General Description

Building Type **Bungalow**

No. of Receptions: **3**

No. of Bedrooms: **4**

Extension/s **Rear Conservatory, Attic Conversion**

Information for Client / Legal Adviser:

Building Surveyors Overall Rating on Property:

Below Average Structural Condition

This rating takes into consideration all visible structural area's of the property including,

- *known structural defects in the property,
- *overall structural condition,
- *age of the property,
- *type of materials in use at time of construction,
- *normal wear and tear,
- *building standards that where applicable at the time of construction.

The rating does not take into account non-structural issues, the value of the property or suitability for its intended use. This is a personal / commercial decision to be made by the client.

Please read the report in full including defects listed. If you are not certain about any comment in the report please contact the Building Surveyor before closing.

Picture of Front of Property:

Comment on Picture:

No obvious changes.



Picture of Back of Property:

Comment on Picture:

Single storey rear extension, 8 meters squared.

Property Health Check

Information for Client / Legal Adviser: (Continued)

Picture of Back of Property: (continued)



Is Planning Permission Likely to be Required for Changes?: No

Buildings and any extensions that have been built before October 1st 1964 are considered to have been granted full planning permission and the entire building including extensions added before October 1st 1964 are considered to be part of the original structure for planning permission purposes.

Are Changes Likely to be Exempted Development?: Yes

The Planning and Development Regulations made pursuant to the Planning and Development Act 2000 lists numerous classes of Developments which are exempted developments under certain criteria.

Is a Certificate for Compliance with Building Regulations Required?: Yes

If the changes were in place before 1st December 1975 and the building is a residential property, no Certificate of Compliance with Building Bye-Laws / Building Regulations should be required. This should be confirmed by the Law Society.

Picture of Left Side of Property:

Comment on Picture:

Side conservatory / sunroom added, 10 meters squared.



Is Planning Permission Likely to be Required for Changes?:

Property Health Check

Information for Client / Legal Adviser: (Continued)

Yes

Buildings and any extensions that have been built before October 1st 1964 are considered to have been granted full planning permission and the entire building including extensions added before October 1st 1964 are considered to be part of the original structure for planning permission purposes.

Are Changes Likely to be Exempted Development?: No

The Planning and Development Regulations made pursuant to the Planning and Development Act 2000 lists numerous classes of Developments which are exempted developments under certain criteria.

Where Changes Likely to be make Pre-1964?: No

Extensions or alterations that have been built before October 1st 1964 are considered to have been granted full planning permission and the entire building including extensions or alterations added before October 1st 1964 are considered to be part of the original structure for planning permission purposes.

Is a Certificate for Compliance with Building Regulations Required?: Yes

If the changes were in place before 1st December 1975 and the building is a residential property, no Certificate of Compliance with Building Bye-Laws / Building Regulations should be required. This should be confirmed by the Law Society.

Picture of Right Side of Property:

Comment on Picture:
No obvious changes.



Substantial Interior Changes:

Yes
Comment:
Attic conversion added.

Is Planning Permission Likely to be Required for Changes?: No

Information for Client / Legal Adviser: (Continued)

Planning Permission Likely to be Required for Changes?: (continued)

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Are Changes Likely to be Exempted Development?: Yes

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Is a Certificate for Compliance with Building Regulations Required?: Yes

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Outbuilding/s:

Comment:

Size of out building, c.45 meters squared for masonry building.
+ 20 meters squared for adjacent timber framed shed.
Total, c.65 meters squared.



Is Planning Permission Likely to be Required for Changes?: Yes

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Are Changes Likely to be Exempted Development?: No

The Planning and Development Regulations made pursuant to the Planning and Development Act 2000 lists numerous classes of Developments which are exempted developments under certain criteria.

Information for Client / Legal Adviser: (Continued)

Is there Over Sailing / Encroaching on Boundary Wall/s?. No.

Waste Water Discharge: Private Supply

Water Supply to Property: Public system.

Our comments are based on a visual inspection. The water supply and discharge systems should be confirmed with the Local Authority prior to exchange of contracts.

Is Percolation Area Located on Site:

Comments:

Percolation area would appear to be located outside the wire fence boundary.



Are Boundary Walls Clearly Defined?: No.

Comment:

Check site boundary against folio map.

Boundary walls / fences provide a defined boundary between adjoining properties. While we comment on the visual boundary walls, these may not be the legal boundaries as shown on the Folio Map.

Grounds

A guide price to have c.20-50 meters run of drains pressure tested and inspected using a CCTV ranges between €350-€550 inclusive of VAT.

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Reasonable, Maintenance Required **Exterior Drains:**

Clay drain pipes., PVC drain pipes.

Concerns about Foul Drains

Inadequate access ppints to drains.

Easy access should be made available to drains in case of blockage.

Location of soak-away not seen, check with vendor as to location of rain water drains and soak-away.

Exterior drainage pipes discharge foul water and rain water away from the property.

Reasonable

Grading:

Grading and drainage systems enhance the flow of rain water away from the property. Surface drainage (slope) away from the property is more reliable and easier to maintain than underground pipes. Ground levels immediately around the property should be kept below the level of the ground floor or if the ground level is raised to a level close too or above the level of the floor an adequate damp proof membrane must be installed.

Reasonable, Maintenance Required **Driveway:**

Gravel.

Exterior driveways are inspected for trip hazards and how their impact on drainage may affect the property.

Maintenance Required **Outbuilding:**

Block Construction., Timber Framed.

Concerns about structure,

Delayed maintenance to sheds.

Grounds (Continued)

Maintenance Required **Steps and Rails:**
Brick and stone paved paths
Concerns about Steps and Rails
Steps uneven / loose.

Exterior steps and rails allow for safe passage between different levels of the property.



Not Found/ Not Present **Gate/s:**
Timber front gate.

Exterior gate/s primary purpose is to allow for controlled entry to the property. The level and amount of security required are personal decisions.

Reasonable **Patio:**
Concrete patio structure toback of house

Patio's settle and crack in a similar way to driveways and footpaths. Patio's are inspected for trip hazards and how their impact on drainage may affect the property.



Grounds (Continued)

Patio: (continued)



Reasonable

Large Trees:

Large trees and shrubs close to a property may cause damage to foundations, driveways, paths, boundary walls and underground pipes. The removal of existing large tree/s may also cause damage by "heave action" when soil under the property expands.

Reasonable

Boundary Walls, Fences:

Shrubs / hedges., Timber/wire fence., Timber fence.

Boundary walls / fences main purpose is to provide a defined boundary between adjoining properties. While we comment on the boundaries, these may not be the legal boundaries. Your legal adviser should make further enquiries on this point and advise you of the potential liability with regard to any shared structures, boundary walls and fences.

Roof Coverings

The roof coverings are inspected from ground level within the perimeter of the property and from adjacent public places with the use of binoculars. First floor flat roofs are inspected with the use of a ladder.

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The main requirements of a roof is to prevent moisture penetration and to transfer the roof loads to load bearing walls of the property.

Roof Coverings:

Roof Location:

Roof over main structure.

Method of Inspection:

From ground level.

Reasonable

Style of Roof:

Gable Roof.

This is the style of roof type over the property.

Urgent Repairs

Roof Covering Material:

Cement tile., Felt covering.

Material Concerns

Budget to replace the entire roof coverings and sub-structure.

Note, the felt singles and felt underlay will all need to be replaced.

The timber sub-structure that the singles are nailed on to is also rotten in places. Budget to replace entire roof sub-structure.

I did not notice any structural defects to roof purlins. The roof rafters may have some defects, however these areas should in be repairable.

High quality materials (for warm roof indulation) is readily available. The roof can be finished in metal or slate, a metal finish will be more expensive, depending on type of metal used, ie, zink or copper.

Before using metal check with planning as there may be a condition specifying that slates are used.

Roof Coverings (Continued)

Roof Covering Material: (continued)

Also considering that the entire roof coverings (save for main structural components) will need to be replaced, it would be worth considering applying for a dormer roof style and or availing of skylights options to back slope of roof to improve views if you are going to optimise the wasted roof space. This back roof is facing the sea, and certain changes are available as exempt developments.

For a replacement of roof coverings only using fibre cement roof slates, expect to pay c.15,000-20,000 euro. Updating the glass roof with toughened double glazings would cost c.6,000 euro

A high end finish to roof using metals, budget up to 50,000. A copper roof finish will cost more.

The roof covering material is to prevent moisture ingress into the property.



Reasonable

Flashing / Valley/s:

Lead.

Flashing protects against water leaks at penetrations such as pipe, where one roof intersects another such as a valley and where the roof abutts another part of the construction such as a wall or chimney.

Roof Coverings (Continued)

Maintenance Required **Skylights / Rooflight/s:**

Metal framed., Timber Framed.

A skylight is an area of glazing on a roof.

Maintenance Required **Ventilation Openings:**

Concerns about Roof Ventilation,

Recommend additional ventilation be installed.

Roof ventilation is required to remove water vapour, reduce levels of condensation and prevent heat build up in roof spaces. Adequate roof ventilation will prolong the life of the roof structure.

Maintenance Required **Roof Eaves, fascia & soffits:**

Timber., PVC eaves

Concerns about Fascia / Soffits

Eaves need to be replaced / repaired.

Wood rot at corners of roof eaves.

The fascia board is normally fixed to the end of the rafters and supports the roof gutters.

The soffit board is the part of the roof eaves that faces down to the ground. It separates the wall of the property from the fascia.



Roof Coverings (Continued)

Reasonable, Maintenance Required **Gutters & Downpipes:**

Plastic.

Concerns about Gutters / Downpipes,

Delayed maintenance to gutters.

Gutters and downpipes are essential on all types of construction to control rainwater run off from the property. Controlling rainwater runs off will prevent moisture intrusion from the exterior surfaces.

Chimney

Maintenance Required **Chimney/s and Flues:**

Rendered chimney.

Concerns about chimney and Flue

Asbestos flue to living room fireplace.

The chimney stack is that part of the chimney that rises above the roof level. The chimney breast is the part of the chimney below the roof level to the fireplace. Chimneys are required to exhaust gases safely to the outside of the property. The chimney stacks height and clearance over the roof will reduce problems such as downdrafts. Wind direction, trees, air-tightness within the house and other structures outside the property will affect the likelihood of chimney downdraft. Chimney flue/s should be cleaned out at least annually depending on use. If you intend to use the chimney/s the flue/s should be fully cleaned out and inspected before use. If you do not intend to use the fireplace they can be capped off with a vent cap at chimney pot level and a vent placed in the fireplace opening. Normally blocking off chimney openings will increase a properties BER rating by one level.



Roof Coverings (Continued)

Reasonable

Chimney Flashing:

Lead

Flashing protects against water leaks where the chimney penetrates the roof.

Attic / Roof

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Attic:

Moisture Penetration through Roof: Yes

Concerns,

Numerous old moisture stains visible in ceiling timber panells and walls.

Current active water leaks through roof.

Reasonable, Maintenance Required **Roof Timbers:**

Traditional cut roof timbers.

Concerns about roof timbers,

No attic space, ceilings in all rooms extending up to underside of roof.

Staining to roof purlins, see sunroom.

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



Reasonable

Steel RSJ's / UB's

Steel universal beam.

An universal beam (UB) section is used to carry the loads above on the beam. The UB's should be adequately supported at both wall ends of the beam by a structural wall or a universal column (UC) section to transfer the load down to the foundations.

Attic / Roof (Continued)

Not Inspected

Breathable Membrane / Sarking Felt:

Breathable membranes / sarking felt is a layer of paper / felt which is moisture resistant and is laid under the roof tiles and acts as a secondary means of defense should moisture penetrate under the roof tiles.

Maintenance Required

Vent Terminations in roof space;

Concerns,

Open soil stack from ensuite venting directly in attic space.

The surveyor checks for the termination of open vents in the roof space.

Structure

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

Movement or structural settlement can occur at any time, so regular monitoring of the property is important.

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General Information on Building Structure:

Restricted Views to Exterior Walls? No

Walls Plumb / Straight? Yes

Marginal / Thermal Cracks to Walls. Yes

Major Cracks to Walls. No

Woodworm / Rot Alert in Timbers. Yes

Likelihood of Pyrite in Backfill Yes

Concerns;

Evidence of pyrite likely in sunroom. Floor lifting up c.10mm from original position.

A guide price to test and analysis for the presence of pyrite backfill under a standard type property ranges between €2,500 and €3,500 inclusive of VAT. Currently there is no official database of housing developments that are known or suspected of containing pyrite backfill and there is no likelihood that one will be published in the near future.

As a building surveying firm we have inspected 1000's of properties, some of which had been effected by pyrite. We also have inspected properties in developments where pyrite is common place only to find that some vendors had made cosmetic refurbishment's to their properties concealing damage caused by pyrite.

For more information about pyrite please logon to www.propertyhealthcheck.ie

Property Health Check

Structure (Continued)

Reasonable, Maintenance Required **Description of walls to front of property:**

Cement rendering.

Concerns about walls,

Budget to repair cracks to all exteriors walls, front, back and side walls.



Reasonable

Description of walls to rights of property:

Cement rendering.

Reasonable, Maintenance Required **Description of walls to left of property:**

Cement rendering.

Concerns about walls,

The cracks would appear to be the result of normal thermal drying / shrinkage in the masonry walls.

Structure (Continued)

Description of walls to left of property: (continued)



Reasonable

Description of walls to back of property:

Cement rendering.

Reasonable

Type of Structure to Main Property.

Masonry structure.

When the Surveyor is inspecting walls he is basing his opinion on what he can visually see at the time of inspection. Cracks can open and close over a season. Crack may be in existence soon after the property was first built or may have just recently appeared. To be 100% certain about the extent of any crack and more importantly whether it is likely to become worse over time, a crack may need to be opened up in a number of places to determine exactly what is happening. To determine the reason behind certain cracks is not always straight forward as the reason for the crack may have been removed or repaired, such cases include trees that may have been removed before the property was built resulting in heaving under the foundations when the soil expands. In most cases hairline cracks will not affect the stability of the structure and only normally monitoring is required.

The main concern with cracks is to determine whether or not they are likely to be ongoing.

Structure (Continued)

Maintenance Required **Type of Structure to Extension.**

Masonry structure

Concerns,

Floor lifting in side sunroom extension, likely pyrite expansion.

Maintenance Required **Entry Doors:**

Timber front door, Timber back door.

Concerns about Entry Doors

Delayed maintenance to door, budget to repair / replace.

Exterior doors primary purpose is to allow for controlled entry to the property. The level and amount of security required on doors are personal decisions.

Maintenance Required **Windows:**

Timber frames., Single glazing.

Concerns about Windows

Delayed maintenance to timber window frames.

Windows have a major affect on the properties appearance and heating costs. All windows require on-going maintenance including lubrication of window hinges.



Structure (Continued)

Reasonable, Urgent Repairs **Floors:**

Concrete Floors.

Concerns,

Obtain a full quote for repairs to concrete floor in sunroom before closing. See comments on pyrite above. Estimated repair costs, 8,000 euro.

Floors should be designed to take the dead and imposed loads imposed on them.

Most floors are not perfect and some sloping or unevenness is common.

Restricted Views to Floors?. Partially restricted.

Floors covered with,

Carpet, Floor tiles, Solid wood flooring

Reasonable

Rising Damp Course

Rising damp is the process of water soaking upwards by means of capillary action. The rate of capillary action depends on the composition and porosity of the wall materials, the amount of water and the rate of evaporation of the material. Rising damp in walls is normally the result of no damp proof course or a poorly installed or failing damp proof course or the damp proof course fitted at an incorrect height over the ground level.

Reasonable

Stairs/Handrails/Balustrade;

Metal Spiral stairs to space above / overlooking sunroom.

Concerns about Stairs

Poor access to storages spaces.

The main components of a staircase are the treads, risers, stringers and handrails. Staircases are checked for safety hazards such as loose banisters, poorly fitted or measured risers and treads. Other problems would be loose carpets and inadequate headroom.

Structure (Continued)

Stairs/Handrails/Balustrade; (continued)



Reasonable

Flooding

Previous damage caused by flooding would normally have been repaired and flooding damage may not be obvious to the surveyor at the time of inspection. It is important to check with people living in the immediate area, the Local Authority and insurance companies who insure properties before closing.

Property Health Check

Interior of Property

The "Interior of Property" section deals with decorative and ventilation concerns and should be read in conjunction with other Sections in the report.

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Interior: _____

Interior of property recently redecorated? No

Recent decorations maybe for the purpose of freshening up the property for sale, however it is not uncommon for vendors to attempt to cover up and disguise defects instead of fixing them.

Occupied Property Yes

Reasonable, Maintenance Required **Walls:**

Skim finish.

Concerns about Walls

The interior walls would benefit from redecoration.

Mold present-potential health concern-needs removal/correction.

Walls are divided into structural walls and non-structural partition walls. Outer walls are almost always structural bearing walls while inner walls maybe either structural or non-bearing partition walls. Alterations to walls should not be carried out until such time as it has been confirmed that the walls to be altered are not load bearing.



Interior of Property (Continued)

Walls: (continued)



Reasonable, Maintenance Required **Ceilings:**

Timber panelled ceiling.

Concerns about Ceiling

Numerous old leaks from roof.



Interior of Property (Continued)

Ceilings: (continued)



Reasonable

Floor Coverings:

Hardwood, Carpet, Tile

Floors are not inspected for cosmetic or esthetic defects.

Reasonable

Interior Doors:

Hollow panels.

Maintenance Required

Ventilation:

Concerns;

No vents opening fitted, ventilation through old windows not closing to frames, gaps.

Ventilation is required to supply fresh air to the property. Ventilation will remove moisture and reduce condensation in the property.



Interior of Property (Continued)

Ventilation: (continued)



Condensation Noted on Interior Walls, Yes

Condensation is caused when humidity held within the air meets a cold surface. Indoor air carries water vapour, released from people breathing, electric showers, cooking, washing, etc. This moisture within the air (humidity) is normally removed from the property by ventilation but if ventilation is restricted or blocked the moisture within the air will condense on colder surfaces such as windows and walls. This can result in mold growth which is unhealthy for occupants of the property. In almost all cases removing moisture from the property through mechanical or passive means will reduce the levels of condensation to an acceptable level.

Condensation around Window Frames, Yes

Maintenance Required **Smoke Detectors:**

Concerns about Smoke Detector

Mains powered smoke alarms should be fitted in property.

Smoke detectors are required in all residential properties.

Property Health Check

Electrical:

There are two associations representing qualified electricians in Ireland, RECI, (Register of Electrical Contractors of Ireland) www.reci.ie and ECSSA, (Electrical Contractors Safety and Standards Association) www.ecssa.ie.

These two main electrical bodies in Ireland recommend that a full inspection and test should be carried out by a registered electrician ever five years on a residential property by a competent electrical contractor. Depending on the size and location of the property prices will vary. A guide price from RECI for an inspection of a standard size house will be in the region of €350 to €400 inclusive of VAT.

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Reasonable	Functional with no obvious signs of defect.
Not Found/ Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Maintenance Required	Item is not fully functional and requires repair or servicing.
Urgent Repairs	Item needs immediate repair or replacement. It is unable to perform its intended function.

Electrical: _____

Electric Supply On: Yes

Reasonable

Electrical Service:

Underground Service

Room for expansion to electrical panel? Yes

Single phase power supply; Yes

Three phase power supply; No

ESB seal on main ESB fuse; Yes

ESB seal on main ESB meter; Yes

Not Inspected

Wiring:

Most wiring used in properties since the 1950's is PVC sheathed copper wiring and from the 1980's multi-core PVC/PVC copper wiring is used.

Reasonable, Maintenance Required **Electrical Fittings:**

Note, Care should be exercised with cracked or damaged electrical fixtures and components at all times especially where children are present in the home.

Electrical: (Continued)

Reasonable

Wiring Earthed:

Maintenance Required

Electric Panel:

Main Breaker Panel, Sub Breaker Panel

Concerns,

Signs of past arcing / over heating in panel cover.

Obtain quote from electrician for repair.

Since the 1970's new electrical panels fitted in residential properties would be breaker panels.

The electrical panel is divided into separate branches known as circuits. Each circuit should serve a separate area, system or appliance. Each of these circuits should be protected by an over current protection device known as a fuse or a breaker.

Electric Panel Location, Utility room.

Reasonable

RCD:

RCD (residual circuit detectors) give added protection to electrical circuits within the property and are normally located within the electric panel. An RCD will trip on an earth leakage of as little of .03 milli-amp and in a 40th of a second. RCD's should be tested regularly by pressing on the test button in the breaker.

Plumbing

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

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Plumbing: _____

Water supply to property is turned on: Yes

Likelihood of lead rising mains:

Not Inspected

Location of Mains Water Valve:

Not seen.

All shut off valves should be on turned and off fully at least twice a year, this will help prevent valves from seizing or sticking.

Reasonable

Plumbing Pipes (Supply & Discharge):

Plumbing pipes should be sufficiently robust to adequately transport water where it required and to discharge water to outside drains.

Reasonable

Fixtures:

These are the sinks, bath/s, and toilets. These fixtures should be securely braced to the walls and floors. Fixtures normally only need to be replaced when damaged, have sharp edges, scratches or leak. Scratches and dirty fixtures and taps can provide a breeding ground for bacteria and germs to grow.

Reasonable

Taps / showers:

The taps control the flow of water into the fixtures. The flow of water from a tap / shower is a relationship between the volume and pressure. The volume of water coming out of a bathtub tap is more important than the pressure of the water and conversely the pressure of water coming out of a shower head is more important than the volume of water. The judgement of pressure and volume are often subjective.

Plumbing (Continued)

Reasonable

Venting / Soil Stacks:

The plumbing system must be adequately vented so water released from fixtures may draw in air to allow for a smooth and even drainage flow. The system will attempt to draw in air through other features and siphon the water from their traps if not properly vented.

Maintenance Required

Water Storage Tank/s:

Galvanised Tank.

Comment.

Galvanised water storage tank coming to end of its natural life, budget to replace.

The overflow pipe from the water storage tank should be inspected once you move into the property. It is very common for an overflow pipe to be damaged or disconnected when the previous occupiers remove their personal belongings from the property.

Heating System

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

A guide price to inspect and test a standard radiator heating system and hot water supply system would be in the region of €150-€200.

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Heating System: _____

Gas/Oil Supply On: Yes

Fuel Type:

Oil.

Active Fuel Leak? No

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

Maintenance Required **Central Heating Boiler**

Recommend replacement

Concerns,

System aging budget to upgrade / replace. System would not operate using normal controls.

Note, before you budget to replace the heating system you should first decide on the extent / degree of insulation you require. The better the insulation throughout the house, the less expensive the heating system will be.

There are grants available from SEI to improve the insulation of the house.

Considering the age and size of the property it would be worth getting a assessment carried out on the house (use a recommended SEI assessor-also SEI grants available). They would be in a position to recommend systems, types of windows, insulation and let you know in advance what the energy efficiency of the house would be if certain works are carried out. Just make sure the assessor is independent and won't recommend his own products.

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

The central heating system and hot water boiler should be capable of heating the

Property Health Check

Heating System (Continued)

Central Heating Boiler (continued)

property to a reasonable standard and supplying hot water as required to showers, baths, kitchen taps, etc. The time required to heat the property and provide hot water will depend on the capacity of the heating system, insulation and the weather condition.

Boiler Location, Location, Utility room.

Reasonable

Fuel Supply Pipe/(Tank):

Copper plumbing.

The fuel supply piping should be robust and have reasonable protection against damage.

Maintenance Required

Radiators:

Steel radiators

Concerns,

Older type inefficient radiators.

Radiators heat rooms by both radiation and convection. Each radiator should have valves for control, balancing and bleeding.

Not Inspected

Plumbing Supply Pipes to Radiators:

Concerns,

Pipes concealed in concrete floors and walls.

These pipes distribute hot water to radiators in the property.

Maintenance Required

Heating Controls:

Concerns,

Minimum controls for heating system, budget to upgrade

The heating controls are paramount to the overall efficiency, running cost and comfort levels of the entire central heating system.

Fireplace:

Reasonable

Fireplace/s: Flues/s;

Cement fire block

Heating System (Continued)

A small fire should be lit in all fireplace/s after flues are cleaned out before first use.
Interior of flues are not inspected.

Reasonable

Freestanding Stove:
Solid fuel stove

Insulation

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Not Inspected

Attic / Roof Insulation:

Fiberglass.

Comment:

Fiberglass visible in openings in ceiling timber panels.

The Surveyor comments of the extent of insulation in the roof space.

Not Inspected

Wall Insulation,

Comment on insulation.

Considering the age of the property, minimum insulation would be expected.

Insulation in finished walls is not visible.

Not Inspected

Floor Insulation,

Comment on insulation.

Considering the age of the property, minimum insulation would be expected.

Insulation under floors is not visible.

Maintenance Required

Window Insulation:

Comment on window insulation,

Single glazed timber window frames

No / poor draft seals around timber window frames

Maintenance Required

Door Insulation:

Maintenance Required

Plumbing Insulation:

Comment on plumbing insulation:

All plumbing inside envelope of house.

Insulated plumbing will help prevent water pipes from bursting during freezing weather and will also reduce the heat lost from hot water supply pipes in the property.

Property Health Check

Insulation (Continued)

Maintenance Required **Water Storage Tank:**
Comment on water storage tank insulation,
Water storage tank not insulated.

Reasonable **Copper Cylinder:**

Septic Tank / Biocycle System

A guide price to inspect and test a typical waste system by a competent engineer would be in the region of €375-€575 inclusive of VAT.

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Maintenance Required	Item is not fully functional and requires repair or servicing.
Urgent Repairs	Item needs immediate repair or replacement. It is unable to perform its intended function.

Septic: _____

Method of Inspection:

Visual inspection.

Maintenance Required Ventilation for Waste System:

None visible.

Maintenance Required Access Cover to Tank:

Concerns about Access Cover to Tank

Concrete slab and sound block wall to septic tank is damaged.

Maintenance Required Total Septic Tank Operation:

Concerns about Total Septic

Septic tank aging, budget to replace.

Waste water over flowing from pipes to back of septic tank.

There is no hard and fast rule, but for a septic tank to work efficiently the sludge (solids) needs to be removed based on the capacity of the tank and the use it is subjected to. The frequency of "de-sludging" will depend on size of the property and the number of occupants. However, most will require emptying at least once a year and in the case of modern biocycle system or secondary treatment systems according to the manufacturers specifications.



Septic Tank / Biocycle System (Continued)

Total Septic Tank Operation: (continued)



Maintenance Required

Location of Percolation Area:

Concerns,

Septic tank percolation area would appear to be outside the fence.

Reasonable

Water Table affect on Percolation Area

The level of the water table cannot be determined by a visual inspection. However the water table level will have an affect on the operation of the overall system. During periods of wet weather the water table would be expected to rise. If the water table rises too or above the height of the discharge outlet from the waste system it will restrict the treated liquid in the septic tank from discharging into the percolation area.

Maintenance Required Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds

1. **Exterior Drains:** Clay drain pipes., PVC drain pipes. Inadequate access ppints to drains.
Easy access should be made available to drains in case of blockage.
Location of soak-away not seen, check with vendor as to location of rain water drains and soak-away.
2. **Driveway:** Gravel.
3. **Outbuilding:** Block Construction., Timber Framed. Delayed maintenance to sheds.
4. **Steps and Rails:** Brick and stone paved paths Steps uneven / loose.



Roof Coverings

5. **Roof Coverings: Skylights / Rooflight/s:** Metal framed., Timber Framed.
6. **Roof Coverings: Ventilation Openings:** Recommend additional ventilation be installed.
7. **Roof Coverings: Roof Eaves, fascia & soffits:** Timber., PVC eaves Eaves need to be replaced / repaired.
Wood rot at corners of roof eaves.



8. **Roof Coverings: Gutters & Downpipes:** Plastic. Delayed maintenance to gutters.

Maintenance Required Summary (Continued)

9. **Chimney Chimney/s and Flues:** Rendered chimney. Asbestos flue to living room fireplace.



Attic / Roof

10. **Attic: Roof Timbers:** Traditional cut roof timbers. No attic space, ceilings in all rooms extending up to underside of roof. Staining to roof purlins, see sunroom.



11. **Attic: Vent Terminations in roof space;** Open soil stack from ensuite venting directly in attic space.

Structure

12. **Description of walls to front of property:** Cement rendering. Budget to repair cracks to all exteriors walls, front, back and side walls.



Property Health Check

Maintenance Required Summary (Continued)

13. **Description of walls to left of property:** Cement rendering. The cracks would appear to be the result of normal thermal drying / shrinkage in the masonry walls.



14. **Type of Structure to Extension.** Masonry structure Floor lifting in side sunroom extension, likely pyrite expansion.
15. **Entry Doors:** Timber front door, Timber back door. Delayed maintenance to door, budget to repair / replace.
16. **Windows:** Timber frames., Single glazing. Delayed maintenance to timber window frames.



Interior of Property

17. **Interior: Walls:** Skim finish. The interior walls would benefit from redecoration. Mold present-potential health concern-needs removal/correction.



Property Health Check

Interior of Property (Continued)

Walls: (continued)



18. **Interior: Ceilings:** Timber panelled ceiling. Numerous old leaks from roof.



19. **Interior: Ventilation:** No vents opening fitted, ventilation through old windows not closing to frames, gaps.



20. **Interior: Smoke Detectors:** Mains powered smoke alarms should be fitted in property.

Electrical:

21. **Electrical: Electrical Fittings:**

22. **Electrical: Electric Panel:** Main Breaker Panel, Sub Breaker Panel Signs of past arcing / over heating in panel cover.
Obtain quote from electrician for repair.

Property Health Check

Maintenance Required Summary (Continued)

Plumbing

23. **Plumbing: Water Storage Tank/s:** Galvanised Tank. Galvanised water storage tank coming to end of its natural life, budget to replace.

Heating System

24. **Heating System: Central Heating Boiler** Recommend replacement System aging budget to upgrade / replace. System would not operate using normal controls.

Note, before you budget to replace the heating system you should first decide on the extent / degree of insulation you require.

The better the insulation throughout the house, the less expensive the heating system will be.

There are grants available from SEI to improve the insulation of the house.

Considering the age and size of the property it would be worth getting a assessment carried out on the house (use a recommended SEI assessor-also SEI grants available). They would be in a position to recommend systems, types of windows, insulation and let you know in advance what the energy efficiency of the house would be if certain works are carrird out. Just make sure the assessor is independent and won't recommend his own products.

25. **Heating System: Radiators:** Steel radiators Older type inefficient radiators.
26. **Heating System: Heating Controls:** Minimum controls for heating system, budget to upgrade

Insulation

27. **Window Insulation:** Single glazed timber window frames
No / poor draft seals around timber window frames
28. **Door Insulation:**
29. **Plumbing Insulation:** All plumbing inside envelope of house.
30. **Water Storage Tank:** Water storage tank not insulated.

Septic Tank / Biocycle System

31. **Septic: Ventilation for Waste System:** None visible.
32. **Septic: Access Cover to Tank:** Concrete slab and sound block wall to septic tank is damaged.
33. **Septic: Total Septic Tank Operation:** Septic tank aging, budget to replace. Waste water over flowing from pipes to back of septic tank.

Septic Tank / Biocycle System (Continued)

Total Septic Tank Operation: (continued)



34. **Septic: Location of Percolation Area:** Septic tank percolation area would appear to be outside the fence.

Urgent Repairs Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof Coverings

1. **Roof Coverings: Roof Covering Material:** Cement tile., Felt covering. Budget to replace the entire roof coverings and sub-structure.

Note, the felt singles and felt underlay will all need to be replaced. The timber sub-structure that the singles are nailed on to is also rotten in places. Budget to replace entire roof sub-structure.

I did not notice any structural defects to roof purlins. The roof rafters may have some defects, however these areas should in be repairable.

High quality materials (for warm roof indulation) is readily available. The roof can be finished in metal or slate, a metal finish will be more expensive, depending on type of metal used, ie, zink or copper.

Before using metal check with planning as there may be a condition specifying that slates are used.

Also considering that the entire roof coverings (save for main structural components) will need to be replaced, it would be worth considering applying for a dormer roof style and or availing of skylights obtions to back slope of roof to improve views if you are going to optimise the wasted roof space.

This back roof is facing the sea, and certain changes are available as exempt developments.

For a replacement of roof coverings only using fibre cement roof slates, expect to pay c.15,000-20,000 euro.

Updating the glass roof with toughened double glazings would cost c.6,000 euro

A high end finish to roof using metals, budget up to 50,000. A copper roof finish will cost more.



Roof Coverings (Continued)

Roof Covering Material: (continued)



Structure

- Floors:** Concrete Floors. Obtain a full quote for repairs to concrete floor in sunroom before closing. See comments on pyrite above. Estimated repair costs, 8,000 euro.