

Confidential Property Survey Report



Apt 241 Sunview Apartments, Dublin

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

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David Usher

Your Building Survey Report

Thank you for appointing Property Health Check to conduct this Pre Purchase Building Survey. The purpose of the Building Survey Report is to highlight issues of concern and give you a thorough understanding of the property, both positive and negative.

We recommend you read the entire Survey Report, jotting down any queries you have. Please call your surveyor to discuss any noted queries. We are available for any questions you may have throughout the entire closing process.

Objective of Report

The principal objective of the Report is to assist you:

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

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

Orientation

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

Issues and defects

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

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

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

Summary

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

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

Suggested Additional Research

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

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

Inspection Details

1. Property Type

Property Type.

The apartment survey is limited to the inspected apartment only. Check with management company if there are any known defects to the apartment block structure.

First floor apartment.

2. Occupancy

Occupancy at time of inspection.

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

3. Receptions/ Bedrooms.

Receptions / Bedrooms.

3.1. Two receptions.

3.2. Two bedrooms.

4. Weather

Weather conditions at the time of inspection.

The weather was dry at the time of inspection.

5. Recent Redecorations / Refurbishments.

The property has not been recently redecorated.

Overall Structural Rating on Property

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

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

Property Health Check uses the following Ratings.

Poor Structural Condition, Structure Requires Immediate Repairs / Refurbishment.

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

Average Structural Condition, Structure is in a Reasonable condition.

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

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

*Known structural defects in the property,

*Overall structural condition,

*Age of the property,

*Type of materials in use at time of construction,

*Normal wear and tear,

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

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

1. Overall Rating On Structural Condition of Property.

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

Average Structural Condition.

The apartment survey is limited to the inspected apartment only. Check with management company if there are any known defects to the apartment block structure.

Exterior pictures to property

1. Exterior pictures to property



Front of property.



Back of Property.



Left Side of Property.

Building Structure

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

1. Restricted View to Walls.

Observations:

1.1. No restrictions to exterior walls.

2. Structural Alterations

Observations:

2.1. No substantial changes noted to interior of property.

3. Masonry Walls

Observations:

3.1. The exterior masonry walls are in a reasonable condition.

3.2. Check with management company who is responsible for the upkeep of the external walls to your apartment. Also check if there has been any repair works carried out or due to be carried out to the apartment block which could affect your apartment (structural issues, sinking fund issues etc.).

4. Foundations

Observations:

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

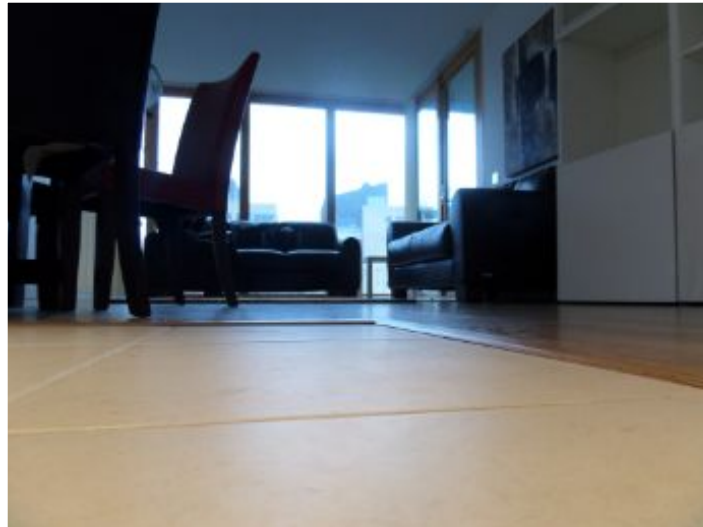
5. Floors.

Observations:

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

5.2. Floor coverings restricting view of floors.

5.3. Concrete floor to apartment.



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

6. Rising Damp.

Observations:

6.1. **Dampness** :Damp proof course is effective.

7. Lateral Dampness.

Observations:

7.1. No moisture penetration through exterior walls.



No moisture penetration through exterior walls.



No moisture penetration through exterior walls.

Building Envelope

1. Flooding Observations

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

1.1. Check with management company if underground parking has been subject to previous flooding.

2. Exterior Doors.

Observations:

2.1. Minor adjustments required to balcony door.

3. Windows.

Observations:

3.1. **Re-seal** around window frames to walls.

3.2. Hinges to windows will require lubrication, this will over time prevent windows from closing flush to window frames.



Window hinges require lubrication.

4. Balcony

Observations:

4.1. Keep drain in balcony free of debris.

4.2. Sand down and re-paint timber handrail to back balcony.



Keep drain in balcony free of debris.



Sand down and re-paint timber handrail.



Timber decks are a safety hazard for slipping on when wet / damp.

Roof Coverings

Roof Coverings / Leaks,

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

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

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

1. Apartment Roof

Maintenance Schedule.

Check with management company to see the planned maintenance program for the apartment block.

Observations:

1.1. No roof area directly / immediately over apartment.

Roof Structure / Attic Space

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

1. Access to Attic / Roof Space

Observations:

1.1. No roof area directly / immediately over apartment.

Apartment

1. Ducting In Apartment

Observations:

1.1. No obvious defects noted at time of inspection.

1.2. Recommendation: Service ducts and cable ducts to be confirmed as fire-resistant as they pass through into flats and vertically to adjacent floors. This may compromise fire separation, to be confirmed with management company.

2. Sound Transmission

Observations: A detailed sound proofing inspection to the property is not carried out as part of the survey. However the surveyor will comment on the construction type and advise on any defects which could affect sound transmission.

2.1. No obvious defects noted at time of inspection which would affect **Sound transmission in masonry walls**.

2.2. Recommendation: The party walls between the apartments would appear to be of masonry construction. Check with management company for any known defects regarding sound penetration through walls.

Interior Areas

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

1. Ventilation / Condensation.

Observations:

- 1.1. Marginal **Ventilation in property**.
- 1.2. Consider installing automatic sensor controlled vents in bathroom and kitchen.



RH level in bathroom, c, 64 %



RH level in kitchen, c, 65 %

2. Walls.

Observations:

- 2.1. Repair and re-decorate drying cracks to interior walls.



Drying cracks to interior walls.

3. Ceilings,

Observations:

3.1. The ceilings are in a reasonable condition.

4. Doors.

Observations:

4.1. Interior doors to property are fire rated.

4.2. No automatic door closers fitted to fire doors.

4.3. Fire / smoke draft seals not fitted to door frames.



No automatic door closers fitted to fire doors.

5. Floor Coverings.

Observations:

5.1. Replace cracked floor tile in kitchen



Replace cracked floor tile in kitchen.

6. Smoke Detectors.

Maintenance Schedule.

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

7. Carbon Mon-Oxide Detectors.

Observations:

7.1. No carbon mon-oxide detectors fitted in property.

Heating System

The heating fixtures are visually inspected. No opening up or testing of the system or individual parts is carried out. Conclusive tests can only be undertaken by suitably qualified contractors. As far as heating services are concerned, the inspection was limited to a superficial one and in the absence of any specific tests no warranty can be given as to their condition, design or efficiency.

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

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

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

1. Heating System

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

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

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

1.3. Burner operating at time of inspection.



Normal service required.

2. Radiators

Observations:

2.1. Radiators working normally.

3. Pipes to Radiators

Observations:

3.1. Copper pipes to radiators.

4. Underfloor Heating.

Observations:

4.1. Under floor heating operating at time of inspection.

4.2. Recommendation: Under floor heating system should be serviced before closing.



Under floor heating operating at time of inspection.

5. Heating Controls.

Observations:

5.1. There is a basic programmer controlling the boiler.

5.2. IRV /s fitted to radiators.



TRV 's fitted to radiators.

Plumbing Installation

The plumbing fixtures are visually inspected. No opening up or testing of the system or individual parts is carried out. Conclusive tests can only be undertaken by suitably qualified contractors. As far as plumbing services are concerned, the inspection was limited to a superficial one and in the absence of any specific tests no warranty can be given as to their condition, design or efficiency.

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

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

1. Overall Rating on Plumbing System.

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

1.1. Plumbing system would appear to be operating normally.

2. Water Supply, On / Off.

Observations:

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

3. Plumbing Fixtures.

Observations:

3.1. Plumbing fixtures are in a reasonable condition.

3.2. Monitor, seals around bathtub to wall in bathroom.



Toilet operating normally.

4. Plumbing Pipes (Supply / Discharge).

Observations:

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



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



Water pump.

5. Taps / Showers.

Observations:

5.1. The taps are operating normally.

5.2. Shower operating normally.



The taps are operating normally.



The taps are operating normally.



Shower operating normally.

6. Water Storage Tank.

Observations:

6.1. Water storage tank in hotpress would appear to be in a reasonable condition.



Water storage tank located in hotpress.

Electrical Services

The electrical installation is visually inspected. No opening up or testing of the system or individual parts is carried out. Conclusive tests can only be undertaken by suitably qualified contractors. As far as electrical services are concerned, the inspection was limited to a superficial one and in the absence of any specific tests no warranty can be given as to their condition, design or efficiency.

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

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

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

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

1. Overall Rating on Electrical System

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

1.1. Electrical system would appear to be operating normally.

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

2. Electrical Supply / Service.

Observations:

2.1. Single phase electrical supply.

3. Electrical Panel.

Observations:

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



Main breaker panel.

4. Electrical Wiring.

Observations:

4.1. Wiring to plug sockets is earthed.



Wiring to plug sockets is earthed.

5. Electrical Fittings.

Observations:

5.1. Electrical fittings would appear to be working normally.

Property Insulation

1. BER (Building Energy Rating)

Observations:

1.1. Since 1st January 2009, it is a legal requirement that a BER be provided by the Vendor for all existing properties sold or let. Your solicitor should confirm that a BER has been provided for this property.

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. BER's are not required for protected structures.

Terms and Conditions

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

Limitations of Report

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

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

Restrictions on Disclosure

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

PDF Copy of Report

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

The Inspection

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

Accessibility and Voids

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

from defect.

Floors

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

Roofs

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

Exterior Grounds and Outbuildings

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

Services

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

Areas Not Inspected

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

Weather Conditions at the Time of Survey

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

Contamination

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

Deleterious and Hazardous Materials

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

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

Consents, Approvals and Searches

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

Occupied Properties

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

Cost to Re-Visit or Re-Inspect Property

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

Glossary

| Term | Definition |
|-------------------------------------|--|
| Dampness | <p>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.</p> <p>Penetrating dampness can also come via defects with external render, pointing and plaster finishes as well as high external ground levels.</p> <p>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.</p> |
| Re-seal | Seals should be monitored and may require replacement / renewal every 2 - 5 years depending on manufactures guarantees for the sealant used. |
| Sound transmission in masonry walls | Masonry walls, if constructed in accordance with Technical Guidance Document Part E will meet current building regulations for sound transmission. |
| TRV | A TRV is a Thermostatic Radiator Valve which controls the temperature of individual radiators. |
| 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. |

Report Summary

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

Interior Areas

| | | |
|-----------------|-----------------------------|--|
| Page 13 Item: 4 | Doors. | 4.2. No automatic door closers fitted to fire doors. 4.3. Fire / smoke draft seals not fitted to door frames. |
| Page 14 Item: 7 | Carbon Mon-Oxide Detectors. | 7.1. No carbon mon-oxide detectors fitted in property. |