

# Sample (Pre-Contract Investigation of Title)



**Sample Address, Sample Town, Sample County**

**Inspection prepared for: Sample Client  
Date of Inspection: 15/4/2022**

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# Pre-Contract Investigation of Title (PCIT)

Our Client has now received their full structural survey report. As per their instruction we are providing you with the Pre-Contract Investigation of Title (PCIT) section of the report.

This Pre-Contract Investigation of Title (PCIT) section of the report is limited in its scope, as we have not investigated the planning files, but are making comments as to what we see on the ground. This limited information will provides the client's advisor with a better understanding of the property and may help to avoid possible delays in conveyancing and closing the sale.

Under the **Law Society of Ireland "Pre-Investigation of Title" recommendations**, all planning and boundary issues are of significant importance and should be dealt with at the beginning of the sales process. However, most clients are generally reluctant to incur an additional expense for a detailed planning review of the property until they first have an opportunity to understand the structural condition of the property and the property is sale agreed.

If the legal Advisor is not totally satisfied with the accuracy of the planning documents, third party opinions and certificates or maps provided on behalf of the vendor, we can be instructed to carry out a written review of these documents or provide new documents if necessary. A fee will apply if these services are required, which is based on the complexity, future liability and time involved in the work.

The contents of this report are Private and Confidential and remain the property of the Client.

## 1. Property Type

Two storey end of terrace property.

## 2. Exterior Photographs to Property



Front of property.



Back of Property.

## 3. Overall Structural Condition of Property

3.1. The overall structural condition of the property is average.

#### **4. Overall Condition of Structural Walls and Foundations**

4.1. Overall Condition of Structural Walls and **Foundations** is **reasonable**

#### **5. Overall Condition of Structural Floors**

5.1. Overall Condition of Structural Floors is reasonable

#### **6. Overall Condition of Roof/s**

6.1. Overall Condition of Roof Structure and Roof Coverings are reasonable

#### **7. Overall Maintenance to Property**

7.1. The property has been maintained to a reasonable standard.

#### **8. Potential Changes Carried out to Property.**

Note. The engineer's observations are based on what he sees on the ground and he has not investigated the planning files at the Local Authority offices. Investigations through the Local Authorities online database is not sufficient for our purposes as there is no statutory requirement for all relevant Planning Files pertaining to the property to be uploaded.

8.1. Request certificate of compliance with planning permission and building regulations for the original property, rear extension and interior structural alterations (removal of an interior load bearing wall).



Wall removed between original house and extension.



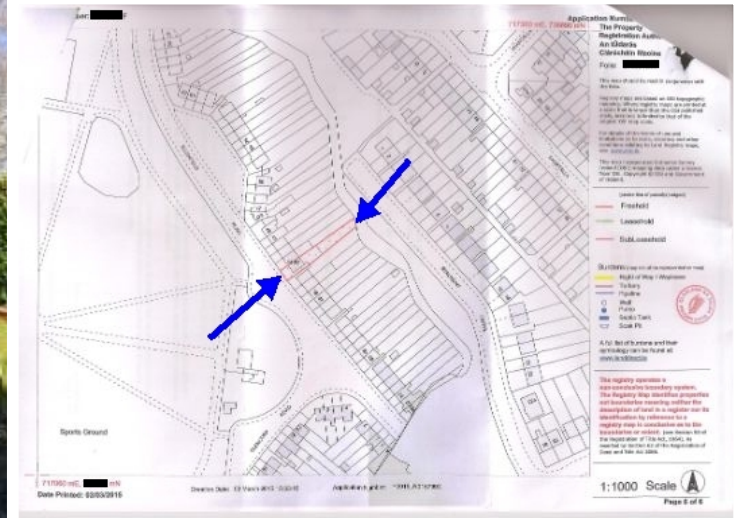
Rear extension

#### **9. Site Boundaries / Folio Map / Deed Map**

9.1. The boundary lines around the property are clearly defined and match the **land registry compliant map** as provided.



Back garden



The boundary lines match the land registry compliant map.

## 10. Encroachment / Right of Way

10.1. The neighbours rear shed is built on the boundary line. While it is the best practice to always build entirely inside the boundary line, this type of encroachment is commonplace. Normally the section of the structure that is encroaching on the boundary line can be used at a future time to build and attach onto while complying with planning and building regulations.



Neighbours shed built on boundary line.

## 11. Water Supply Observations.

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

11.1. This property would appear to be connected to the public water supply

## 12. Waste Water Discharge Observations.

12.1. The property would appear to be connected to the public water discharge system.

## 13. Garage / Sheds within Site

13.1. Note. The (footprint) area of the garage is greater than 25 meters squared. Floor area is c, 55 meters squared. Obtain certificate of compliance with Planning Permission.

13.2. This garage has been in existence for more than seven years and if the local authority has not commenced any enforcement action against the property, the local authority may in most cases be statute barred from initiating any actions requiring the removal of the development.



Garage, c, 55 meters squared

#### **14. Parking / Driveway**

14.1. **Driveway** is more than 3 meters wide (c. 4.5 meters). Planning Permission is required to widen an existing driveway to more than three meters wide onto a public road.

Note: It is relatively straight forward to narrow an existing driveway opening to three meters and be compliant with exempt developments.



Driveway is more than 3 meters wide (c. 4.5 meters).

#### **15. Is Property / Site connected to a Public Road**

15.1. There is direct access to the property / site from what would appear to be a public road.

#### **16. Fire Safety**

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