



Home Buyers Survey Report

Relating to:

**1 The Road
The Town
City Centre**

Report Date: today

Building Surveying Solutions Ltd.

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Malahide
County Dublin
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Project Preface

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Client Address:	The Street The Town City Centre

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Job Reference:	12345
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Date of Inspection:	6 th June 2012
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View of the Front Elevation

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1.0 THE PROPERTY

- 1.1 Type and Age**
The property is a 3 storey split level traditional end-terraced house built around 1900. We believe it was originally constructed for the private market. It has been extended to the rear and your legal advisers should find out when this was carried out. You should check whether local authority permission for the work has been obtained and we refer you to our comments later in this report.
- Relevant photographs (if necessary) have been included at the rear of this report.
- 1.2 Accommodation**
Ground floor:
Kitchen, Dining Room, Living Room, Breakfast Room and Entrance Hall.
- First floor:
5 Bedrooms, Shower Room, Bathroom, and Landing.
- 1.3 Outbuildings and Parking**
There is a detached single garage with the property.
- There is an external W.C. attached to the rear of the property.
- Both on and off-street parking is available. Space is limited and parking may be a problem from time to time.
- The property has a front, side and rear garden.
- 1.4 Location and Orientation**
The property is in a predominantly area within reasonable distance of the usual amenities. Public transport is also available in the immediate locality.
- The property may be within a conservation area and a number of planning restrictions may therefore, be in force. Your legal advisers should make further enquiries about this.
- The front of the building faces approximately west and all directions in this report are given as if viewing the property from the front. The main entrance is on the front elevation of the property.

2.0 CIRCUMSTANCES OF THE INSPECTION

- 2.1 Weather**
At the time of our inspection it was mainly dry with intermittent light showers and this was preceded by a period of changeable weather.
- 2.2 Limitations**
The property was occupied and furnished with fully fitted floor coverings in all rooms. The stored items in the understairs cupboard severely limited our investigation.
- Within the roof space insulation, timber boarding and dust/debris also obstructed our inspection of the interior.
- See Appendix 1- Limitations Applying to our professional Service, previously sent out with our Confirmation of Instruction Letter.

3.0 THE BUILDING EXTERIOR

- 3.1 Pitched Roof Construction and Coverings**
Main roof:
The main roof is formed with conventional timber rafters and purlins, supporting the coverings. The main roof structure appears in satisfactory order for its age with no significant defects. However the timber around the loft access hatch is insubstantial and needs strengthening.
- The single storey rear extension roof is formed with conventional timber rafters supporting the coverings. The single storey rear extension roof structure appears in satisfactory order for its age with no significant defects.
- The roof slates on the main roof are at the end of their useful life and should be replaced. Also, a large number of slates are held in place with tingles (metal retaining strips). This is

indicative that the roof coverings are coming to the end of their serviceable life. The ridge (topmost) tiles are also in need of repointing.

The staining of the fascia board (roof edge piece) on the rear wall suggests that the gutter and/or the roof coverings are defective and repairs are needed.

To the single storey rear extension roof the asbestos based roof slates are reaching the end of their serviceable life and are covered in harmful lichen and moss. This should be removed although in the process, irreparable damage often occurs. Therefore, you should consider replacing the covering in the next several years time. Until then, the slates should not be disturbed, sanded, or drilled, without taking suitable safety precautions. When the slates are eventually replaced, licensed removal contractors will need to be employed and this could be costly. Therefore, quotations for the work should be obtained prior to exchange of contracts.

Mortar has been applied under the roof coverings to improve its weatherproofing. It is an old approach to keeping water out but it is not an effective solution in the long-term. As the roof coverings are now in need of renewal, a secondary barrier of sarking felt, or similar material, should be introduced when this work is carried out.

You should obtain quotations for re-covering the roof and installing a lining under the roof coverings before exchange of contracts.

Flat roofs:

The flat bay roof is covered with felt. The felt covering is old and will need replacing in the near future. Felt coverings have an average life of 10-15 years and often fail suddenly. Therefore, they will need regular repair and periodic renewal. When coverings are replaced, the supporting structure may also need some attention.

The glazed lean-to conservatory roof appears in satisfactory condition, although some glass panes are broken and require renewal.

You should obtain quotations for repairing/replacing the roof covering before exchange of contracts.

Roof flashings (weatherproofing strips):

These appear in satisfactory condition where visible externally. However, the self-adhesive flashing over the glazed roof will have a limited life and should be replaced in a more durable material. You should obtain quotations for installing a proper flashing before exchange of contracts.

3.2 Chimney Stacks and Flues

The brick chimneystacks appear in reasonable structural condition but they are weathered and in need of localised repair and repointing. The main stack leans slightly; this is not considered significant although it should be monitored on an annual basis. A number of bricks have also spalled (eroded) and these should be replaced, also significant foliage growth was noted to the rear stack, which should be removed and associated damage made good at the earliest opportunity. In addition, the stacks appear partly redundant and unused flues should be capped and ventilated. As damp problems were found internally, we also refer you to the comments we make in the 'Dampness' section of this report.

Where visible, some chimney pots are cracked and should be replaced; the flaunching / bedding mortar should also be replaced.

The flue serving the central heating boiler discharges into a chimney flue and there is a risk that excessive condensation from the gas boiler could/has caused damage to the chimney. We therefore recommend the chimney flue be further investigated and provision set aside to protect the chimney flue with a metal flue liner at the earliest opportunity.

All flues should be thoroughly cleaned and checked before use.

Chimney flashings (weatherproofing strips):

The tiled flashings around the main stack are cracked and defective and should be replaced in a more durable material to reduce the risk of water penetration.

3.3 Rainwater Gutters and Down Pipes

The stacks are unlikely to contain a proper damp-proof course tray, which are necessary to prevent penetrating dampness. Even if flashings are in good order, some internal dampness may occur from time to time in severe weather conditions. However, providing regular maintenance is carried out, both externally and internally, the installation of a damp-proof course tray is not cost-effective and not warranted at this time.

You should obtain quotations for repairing the chimneystack and installing proper flashings before exchange of contracts.

The plastic, cast-iron and aluminium rainwater fittings appear in fair condition but the cast-iron portions are reaching the end of their useful life and will need early replacement. The main rear gutter is leaking and significant damp was found internally. Please see our comments in the 'Dampness' section of this report.

Generally the guttering needs cleaning through, repair where some joints are leaking, re-aligning to falls and re-fixing directly under the edge of the roof coverings, to prevent damp penetration and possible decay.

There is no stop end to the single storey rear extension guttering and this should be provided to stop rainwater entering the building.

Valley gutters:

The copper lined valley gutter appears in satisfactory order as there was no evidence of any leakage, or recent damp staining, internally. However, our inspection was restricted and so we cannot make any detailed comment on the gutter surfaces that were not visible. These types of gutter are often neglected and are more susceptible to disrepair and blockage. Gutter linings also tend to have a short life and can fail suddenly. Therefore, as the property has not been fully maintained in recent years, a closer inspection to check for defects is necessary.

Hidden gutters are often neglected and as a result can fail suddenly. Therefore, regular inspection and maintenance is necessary to ensure gutters remain watertight. This should be undertaken on an annual basis.

You should obtain quotations for repairing the replacing the rainwater fittings before exchange of contracts.

3.4 Main Walls

The external walls are of traditional solid construction (varying in thickness from 270 mm to 360 mm) with brick and rendered elevations. The single storey rear extension is constructed in 300 mm thick rendered masonry. The main walls appear in reasonable structural condition for their age. There is however, some cracking on the rear elevation of the property, which we believe has been caused by old settlement of the building but this, is not considered significant and being long-standing, no remedial work is necessary. Nevertheless, the cracks should be filled to prevent water penetration. You should note that without further investigations we cannot provide any conclusive advice as to whether or not this cracking is on-going and therefore recommend provision be set aside to cover potential worse case scenario costs such as underpinning the rear elevation; although it is our opinion that this unlikely.

With properties of this age, window and doorframes often hold up the masonry above, unlike modern construction where supporting lintels are used. Therefore, it is possible that the cracking previously mentioned may be associated with inadequate support where windows or doors have be replaced, additional support may be required.

The brick finishes are in fair order but some remedial work is needed; in particular localised repointing and making good is required where masonry has spalled (eroded), in order to stop further deterioration and possible damp penetration.

The render has bridged the damp-proof course and as mentioned in the 'Dampness' section. In addition, the render is hollow and has cracked in places and needs repair.

The windowsill to the first floor rear elevation return is cracked and should be repaired or replaced.

3.5	External Joinery and Glazing	<p>You should obtain quotations for repairing/replacing the mortar pointing and render before exchange of contracts.</p> <p>The property is fitted with a mixture of timber and aluminium windows and doors. Generally, the aluminium windows are in fair condition but the timber windows are badly decayed and ideally require stripping out and replacing. If windows are replaced, additional support may be needed for the masonry above.</p> <p>The metal windows are particularly prone to excessive condensation and will require more regular maintenance than normal, we suspect the aluminium window frames have not been constructed with thermal breaks and are therefore at risk from the aforementioned condensation. Also, the doors require an overhaul.</p> <p>The double-glazing appears in acceptable condition with no significant defects. It should be noted, however, that double-glazing could vary in quality, particularly in respect of the seals around the edges of the glass. Whilst no such problems were found, these seals tend to deteriorate over time, eventually resulting in misting and the need for repair or replacement.</p> <p>The small opening lights will prevent easy exit should a fire occur. For safety reasons, this situation should be improved or alternative arrangements put in place, before occupation.</p> <p>You should obtain quotations for replacing the defective windows and doors before exchange of contracts.</p>
3.6	External Decoration	<p>The external decorations are in poor order and complete redecoration is needed. In a property of this age and type, it is possible that the paintwork may contain lead, which could be a substantial health risk. Whilst we do not consider there is a need for urgent action, after purchase you may wish to make further enquiries.</p>
4.0	THE BUILDING INTERIOR	
4.1	Roof Spaces	<p>The main roof space was entered through a hatch in the landing ceiling. Some improvements are required to the underfelt, insulation and ventilation and we refer you to the recommendations we made elsewhere in this report.</p>
4.2	Ceilings	<p>The lath and plaster ceilings are satisfactory but there are a number of shrinkage/differential movement cracks present. These are superficial in nature and only filling and decoration is required. In addition, the lath and plaster is coming to the end of its serviceable life. Also, as it is particularly susceptible to vibration and disturbance, localised replastering will be necessary from time to time. This could be costly.</p> <p>A number of ceilings have been lined with paper, which may hide defective plaster. If these finishes are disturbed during redecoration, then the plasterwork may need renewal.</p>
4.3	Floors	<p>The ground floor is of suspended construction; the rear return and extension floor is, however, solid. The first floor is formed in timber. These are in satisfactory order with no obvious structural defects. Some surfaces are not precisely true and level but are within acceptable building tolerances.</p> <p>Some slight springing was noted in a number of areas, which is probably due to the general shrinkage of timber and/or, the lack of adequate stiffening within the floor. Although a nuisance, the movement is not serious enough to warrant expensive remedial work, at this time.</p> <p>The internal floor levels are not high enough above external ground levels. The external levels should be reduced to prevent damp penetration. Please see comments made later.</p> <p>The floor finishes are generally dated, soiled and worn and ideally require stripping out and renewal.</p> <p>Some floorboards creak and are loose and need re-fixing and or repair. When floor coverings are removed, other areas of disrepair might be revealed requiring attention.</p>

4.4 Internal Walls and Partitions

The property has mainly solid masonry internal walls. These are in serviceable condition with no obvious significant defects. However, some door openings are out of square, probably as a result of the initial settlement of the building and whilst not considered significant, doors may need occasional adjustment.

The plaster finishes are in acceptable condition, but some areas are cracked and blown and localised repairs are needed. It should be noted also that the original plaster finish might well be reaching the end of its serviceable life. As it deteriorates, it loses its adhesion and ongoing repairs or more substantial replastering, may well become necessary. In addition there are an increasing number of properties of this age where the use of steam wallpaper strippers and strong paper adhesives have exacerbated the problem. Some replastering may well be required when the walls are fully exposed for redecoration. Repair costs could be significant.

The walls have been lined with wallpaper, which may hide defective plaster. If it is replaced or disturbed, some repairs/renewals may be necessary to the original plaster finishes.

4.5 Fireplaces and Flues

The fireplaces are in fair order, but we cannot comment upon the serviceability of flues. Nevertheless the fireback in the living and dining rooms are cracked and should be repaired. The flues behind the fireplaces in the bedrooms require ventilating to prevent the build up of condensation and damp.

A reputable heating engineer specialising in flues and chimneys, prior to use, should check all flues. Flues should also be swept clean at this time.

4.6 Internal Joinery

The internal joinery is in fair condition for the age of the property. Nonetheless, some repairs and improvements are required, due to everyday wear and tear. Some doors are also in need of adjustment and repair.

The staircase was fully carpeted which restricted our inspection, but it was in serviceable order although some treads creaked and need attention.

The kitchen units are satisfactory but are somewhat dated and require modernisation.

4.7 Internal Decoration

The internal decorations are in a generally poor condition and require complete renewal. Some filling and patching may be necessary when vendor's furnishings and fittings are removed.

Lead paint is a health hazard and was often used in properties of this type and age. Whilst no urgent action is needed, you may wish to make further enquiries about the likelihood of lead paint in this property, shortly after occupation.

4.8 Cellars and Vaults

None Noted.

4.9 Other
i.e. Internal Common Areas

There is no level access to the property, which may cause difficulties for disabled people.

4.10 Dampness

We cannot confirm whether a damp-proof course is present or not in the external walls because of the external render coating and mortar pointing obscuring the construction. However, walls are likely to have a slate damp-proof course.

Bearing in mind the age of the property, the solid floor in the rear return/extension is unlikely to contain a damp-proof membrane.

The solid walls will be prone to damp penetration and large heat losses. Ideally, the walls should be upgraded to modern standards but this would be costly. Nevertheless, until this is carried out you may find areas of damp and condensation internally, requiring periodic treatment.

We recorded high damp meter readings throughout the ground floor, which have possibly been caused by a combination of external render bridging the damp-proof course, and high external ground levels and some repairs/improvements are needed. Although a more detailed investigation is necessary prior to commencement of any remedial works.

We also recorded high damp meter readings in the rear flank walls which we believe have

4.11 Condensation and Insulation

been caused by a combination of defective flashings (weatherproofing strips), defective rainwater fittings and water leaking from cold water storage tank over flow pipe and repairs or possible replacements are required to prevent ongoing deterioration. Further investigation is also required.

Dampness has also affected adjacent timbers, plaster, and decorations and further repairs may well be required. These may be costly as internal fixtures will have to be removed for the work to be carried out.

You should obtain quotations for lowering external ground levels, repairing the masonry, removing the render below the damp-proof course, repairing/replacing the flashings and rainwater fittings before exchange of contracts.

You should arrange for a more detailed investigation of the floor, walls, and chimney for damp before exchange of contracts.

Condensation:

There is mould on the metal window frames and ventilation and insulation should be improved.

The ventilation within the bathroom and kitchen is inadequate and should be improved to reduce the risk of condensation and damp. This risk will increase if insulation is upgraded in the roof space. Ideally externally vented mechanical extractor fan units should be installed to ensure relative humidity levels are kept to a minimum.

Air circulation beneath the suspended timber floor is inadequate as there are not enough vents in the external walls and the vents are also partially blocked by high ground levels and as this can lead to decay, sub-floor ventilation needs to be improved. As damp was also found, the sub-floor construction should receive a closer inspection, see our recommendation later in this report.

The bedroom fireplaces have been blocked up but no provision has been made to vent any redundant flues. Although there were no signs of associated damp problems, it would be prudent to check for through ventilation and introduce vents, if necessary, shortly after occupation.

There is no provision for ventilation of the roof void. The detail at the eaves level does not provide for a soffit, which could be used for the installation of ventilation grills. In view of this it would be prudent to install ventilation slates into the roof slopes. The purpose of such ventilation is to remove moisture-laden air from within the roof space that could decay the roof structure. If high levels of insulation are provided at ceiling level, condensation could increase.

Permanent background ventilation is not provided to all habitable rooms. Such rooms require permanent ventilation to remove the warm moisture laden stagnant air that can build up internally. If this air remains in the property it may lead to condensation, mildew and mould forming on internal surfaces, which can cause decay and would be a risk to health.

Insulation:

The general standard of thermal insulation in this property is inadequate and you should consider the installation of double-glazing, improving insulation within the roof space, to tanks and pipes and around the hot water cylinder that will reduce heating costs. When improvements are carried out in the roof space, care should be taken not to block roof ventilation, or to cover any electrical cabling by the insulation material.

The walls are of solid construction and therefore more prone to heat losses. Consideration should be given to dry lining internally, including the incorporation of suitable insulation material.

4.12 Timber Decay and Beetle Infestation

There is extensive wet rot affecting the outhouse door and frame; and all timber windows and repairs, or possible replacements, are required. You should obtain quotations for repairing/replacing the windows and doors before exchange of contracts.

You should arrange for a more detailed investigation of the whole sub-floor construction before exchange of contracts.

5.0 THE SERVICES

5.1 Electricity

There are signs of wood-boring insect attack in the stairs and garage roof timbers. You should obtain quotations for treating the timber infestation (including a long-term guarantee) before exchange of contracts. Any quotation should be based upon an inspection of the whole building.

The meter is located in the cupboard within the entrance hall. The modern type ELCB consumer unit is also located in the cupboard within the entrance hall. Where visible, the installation has been wired in a mixture of older type plastic covered cable. This is now considered obsolete and will be a potential fire and safety hazard. Some of the cabling is underneath the insulation in the roof space and this could result in overheating and deterioration. The cabling therefore, must be protected or relocated above the insulation layer. Also, the electrical fittings are dated and need upgrading. The number of sockets is limited.

The Institution of Electrical Engineers recommends that electrical systems should be inspected once every 10 years. As there are no signs of a recent test and bearing in mind the age and condition of the wiring some repairs/upgrading may be needed. Therefore, it would be prudent to have the system checked, before exchange of contracts. We recommend provision be set aside to strip out and replace the electrical installation within the near future.

5.2 Gas

Gas is connected and the meter is located in the outside services box. The gas installation is old and appears not to have been tested recently. Therefore, the system should be inspected before exchange of contracts. You should arrange to have the gas installation tested before exchange of contracts.

5.3 Water Supply

Cold Water:

The property is connected to the mains. We could not find the outside stopcock and therefore, you should contact the water services department of the local authority to enquire where exactly it is located. The internal stopcock could not be found and vendors should advise you on its location for maintenance purposes. If it is original, it will be reaching the end of its life and may need renewal. The rising main may also be in similar condition. Where visible, the plumbing is in fair condition for its age. Nevertheless, some repairs and improvements will be needed in the next few years.

The plastic water tanks in the roof space appear in satisfactory order with no obvious signs of leakage. These should be serviced as soon as possible. The tanks are considered by some to be a future health hazard although the Institute for Environment and Health suggests that it should not normally be a cause for concern. Also, the lids to the tanks are missing and proper sealed covers should be installed.

Hot Water:

Hot water is provided by the back boiler to the gas fire and is stored within a cylinder in the hot press. An electric immersion heater is also incorporated into the cylinder. The cylinder is covered by an insulation/lagging jacket, which restricted our inspection; however, it is an old unit and will need replacing in the near future.

Sanitary fittings:

The sanitary fittings are generally, dated and in need of an overhaul and should be replaced with modern units.

The waterproof seals around the shower tray and bathtub are starting to decay and should be renewed, shortly after occupation.

5.4 Heating

The gas fired back boiler in the dining room provides central heating. It is an old unit and will therefore, require more frequent repair than a modern one. There may also be difficulty in obtaining spares.

The system was not operating at the time of inspection and we therefore cannot comment on its effectiveness.

We found no signs of any significant disrepair or serious defect with heating pipework, where it was visible. Nevertheless, some minor leakage has occurred close to radiator valves and localised repairs will be required. We believe the installation is original and may well be reaching the end of its working life. Maintenance costs will be higher than average.

The central heating pipes are concealed within the construction and repairs may be difficult should leakages occur.

The ventilation to the boiler fire is not considered adequate and needs to be improved.

The plastic feed tank, which serves the central heating boiler like the main storage tank, appears in fair order with no obvious serious defect. Nevertheless, it would be prudent to have the tank checked and serviced, also, the lid to the tank is missing and a proper cover should be installed.

Gas fires provide some additional heating and these appear to be dated and will need more maintenance and repair than normal.

We are not aware of any service agreement for the gas fires and central heating system and your legal advisers should check for any service records. You should arrange for the gas fires and central heating system to be inspected prior to occupation if servicing has not been carried out within the last 12 months.

Provision should be set aside to strip out and renew the hot water and heating installation in its entirety at the earliest opportunity.

5.5 Drainage

Rainwater:

Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system. Nevertheless, we found no signs of flooding or blockages on site.

Foul drainage:

The property is connected to the main sewer. Your legal advisers should make the usual checks in respect of the drainage system. Our investigation of the underground system was restricted as the inspection cover in the rear garden is covered by very heavy plant pots and could not be lifted. In addition, the inspection cover in the rear garden is corroding and should be replaced.

Above ground pipes and gulleys:

The plastic soil and vent pipe (main vertical drainage pipe) appears satisfactory with no significant defects. However, it requires some maintenance and repair, soon after occupation. Similarly, the external waste pipes are in need of attention.

5.6 Other
i.e. Services to Internal Common Areas.

Fire escapes and alarms:

We cannot comment upon the satisfactory operation of the smoke alarms fitted. For safety reasons, you must ensure that all alarms are operating properly, before occupation. Your legal advisers should also check for any service records.

Upgrade secondary means of escape in accordance with statutory fire regulations.

Security System:

The property has a burglar alarm. An automatic cut-out device must be in place. Your legal advisers should check for any service records.

6.0 THE SITE

6.1 Garage and Outbuildings

The blockwork garage is dilapidated and beyond economical repair and should be demolished. The outhouse requires extensive overhaul and repair.

6.2 Grounds and Boundaries

The external ground levels are too high in relation to the internal floor levels. External levels should be reduced to prevent damp penetration. Please see the comments made earlier.

The paths require some remedial work. The patio also requires some attention.

The boundary walls need repair; this will be costly. Also, metal railings are starting to corrode and require rubbing back to bare metal and treatment with anti oxidant prior to redecoration at the earliest opportunity; we suspect the railing have damaged the boundary wall copings in places where they are corroding and expanding and will require extensive repair.

7.0 DELETERIOUS AND PROBLEMATIC MATERIALS

In Appendix 2, we provide background information relating to the nature of materials and components that are regarded by the Irish Property and Construction Industry as “deleterious” or, in some way, problematic. We had regard to the presence of these materials and components during our inspection.

7.1 Deleterious Materials

Most properties of this age and type are likely to contain some asbestos based materials in one form or another. However, according to the Institute for Environment and Health, the presence of asbestos would not normally constitute a health hazard unless the material, which contains the asbestos, is disturbed, drilled, or substantially damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore, be mindful of the possibility of asbestos. If found, a licensed contractor will need to be employed for its removal and disposal. This could be costly.

8.0 ENVIRONMENTAL HAZARDS

8.1 Flooding Risk

The property is on a relatively flat site. Your legal advisers should make enquiries about the risk of flooding.

We recommend your legal advisor consult the Maintenance and Water Works Department of the Local Authority to establish the potential risk for flooding to this property.

8.2 Tree Proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under, and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building’s foundations
- the type of sub-soil

There are no trees in close proximity to the building of sufficient size to merit concern at present.

8.3 Radon Risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

We have not measured the levels of Radon inside the property, as this can take several months to undertake. Whilst the property is NOT located in an area identified by the RPII as generally susceptible to higher radon levels, detailed local information is not available.

Local information is not available but it is possible to have the building tested by contacting:-

Radiological Protection Institute of Ireland,
3, Clonskeagh Square,
Clonskeagh Road,
Dublin 14.

Telephone 01 2697766

There is a modest charge for this service. Measurements may take some months. If high levels are found, there are remedial works, which may be undertaken. The cost of such

<p>8.4 Electromagnetic Fields and Microwave Exposure</p>	<p>works would be subject to a Specialists Survey and Report.</p> <p>Electromagnetic Fields (Overhead and Buried Cables) There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia, and headaches to depression, allergies, and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.</p> <p>It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.</p> <p>Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building could affect its value and liquidity in addition to the health of those occupying the property.</p> <p>For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however.</p> <p>We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.</p> <p>Microwave Exposure Health concerns exist with regard to microwave emissions from transmissions masts forming mobile phone networks. Conclusive guidance is not available at present regarding the health risks.</p> <p>During our inspection we did not note the presence of any mobile phone transmissions masts affixed to either the land or buildings comprising the property.</p>
<p>8.5 Japanese Knotweed and Giant Hogweed</p>	<p>We did not note the existence of any Knotweed or Hogweed at the property. Japanese Knotweed was introduced into the Ireland in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.</p> <p>Japanese Knotweed is a highly invasive plant and is not easy to control due to its extensive underground rhizome system, which enables the plant to survive when all above ground parts of the plant are removed. It grows to a height of about 3 metres and is formed from stiff purple speckled stems or canes resembling bamboo. The canes grow densely in the summer and die back in the autumn with white flowers appearing late in the season. The costs incurred in control of the plant are significant.</p>
<p>9.0 LEGAL MATTERS</p>	
<p>9.1 Tenure</p>	<p>We understand the property is to be sold freehold and we would advise that all details in relation to same be verified by your legal adviser.</p>
<p>9.2 Management/Service Charges</p>	<p>There is no maintenance or service charge. Your legal advisers should confirm this.</p>
<p>9.3 Regulations</p>	<p>Consideration has been given to certain issues concerning compliance with legislation. The specific issues considered are:</p> <p>Building Regulations, Planning and Listed Building legislation, Conservation Area status, Workplace Safety legislation associated with artificial lighting, glazing, falling, toilet provision and asbestos. Fire Precautions and Means of Escape Disability Discrimination Legislation</p> <p>We have not undertaken a detailed review of the standard of compliance of the building with</p>

current legislation, nor have we undertaken specific risk assessments. However, the following matters would benefit from further investigation and possible action:

Inadequate secondary means of escape in respect of poor casement arrangement requires further consideration.

Your legal advisers should check the following:-

That relevant 'Opinions of Compliance' for Planning and/or Building Regulations for the rear extension have been obtained, if needed. If regulations have been breached or work carried out incorrectly, then extensive and costly alteration works may well be needed to ensure compliance.

For any obligations and costs for the upkeep and repair of the access road to the property.

Your rights and responsibilities for the drainage system and that it complies with public health legislation.

Your rights and responsibilities in respect of the right of way to the rear of the property.

For the existence and validity of any service agreements or engineer's certificates for the gas fires, central heating system and burglar alarm in this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

The ownership and obligations for maintenance and extent and position of the property's boundaries.

10.0 SUMMARY OF ADVICE

10.1 Urgent repairs

We recommend that you should treat the following repairs as urgent, which should be remedied as soon as possible after purchase. For each item, you should obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive any quotations we will be pleased to advise whether or not they would cause us to change the advice in this report:

Roof Construction and Coverings:- re-cover the main roof and install a lining under the roof covering; repair the cracked conservatory glazed roof as found necessary; renew defective flashings over the glazed roof

Chimney Stacks and Flues:- repair the chimney stack and install a proper flashing around the main stack;

Rainwater Gutters and Downpipes:- repair or replace the defective rainwater fittings;

External Joinery, Glazing and Decoration:- repair/replace the windows and doors;

Fireplaces and Flues:- line the flue by a heating contractor;

Dampness:- lower external ground levels;

Condensation and Insulation:- improve sub-floor ventilation by a building contractor;

Timber Decay and Beetle Infestation:- treat timbers for woodworm by a reputable specialist treatment company;

Services:- renew the electrical installation by a qualified RECI registered electrical engineer; carry out repair/improvements to the gas supply by a registered engineer; replace the hot water cylinder and gas boiler by a qualified heating or plumbing engineer;

Other:- improve fire escapes.

10.2 Further Investigations

We recommend that you should treat the following matters - all discussed earlier in the report - as urgent which should be undertaken and concluded before you exchange

contracts. Additional repairs/improvements may be necessary following the results of these investigations. As soon as you receive any reports we will be pleased to advise whether or not they would cause us to change the advice, which we give in this report. Should you decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future:

Chimney Stacks and Flues:- investigate the flue by a qualified heating engineer;

Main Walls:- investigate cracking to the walls by a chartered building surveyor or structural engineer;

Main Structure:- check with insurers that full and unrestricted cover can be obtained for the property; investigate window heads to ensure there is adequate support

Dampness:- investigate all walls for dampness

Timber Decay and Beetle Infestation:- investigate and repair as found necessary all sub-floor areas; investigate all timbers for wood-boring insects by a reputable specialist treatment company;

Electricity:- inspect the electrical installation by an RECI registered electrical engineer;

Gas:- inspect the gas installation by a registered engineer;

Water:- investigate the water pipes and water storage facilities by a qualified plumber;

Heating and Hot Water:- if servicing has not been undertaken in the last 12 months then a full service should be carried out on the gas fires the central heating system by a qualified heating engineer;

Drainage:- carry out a full test of the drainage by a specialist drainage contractor.

10.3 Maintenance Matters

The following should be carried out soon after occupation. You should obtain quotations for the work before you exchange contracts so that your full financial liability is known, before you commit to purchasing the property:

Roof Construction and Coverings:- renew the rear extension roof covering and renew flashings; renew the flat bay roof coverings

Chimney Stacks and Flues:- ventilate and cap redundant flues

Main Walls:- repoint/repair the masonry, replace the defective rendering and improve window sill details

External Joinery, Glazing and Decoration:- undertake external redecoration

Roof Spaces:- improve insulation and ventilation

Ceilings:- replace soft and defective ceiling plaster

Internal Walls and Partitions:- renew deteriorating wall plaster

Fireplaces and Flues:- sweep all flues before use;

Internal Joinery and Decoration:- carry out repairs/improvements to the doors, stairs, joinery and undertake internal redecoration

Services:- carry out repairs/improvements to the central heating system, modernise/improve the sanitary appliances and the kitchen fittings; service and provide proper support to cold water storage tank, cover and insulate cold water storage tanks

Drainage:- test the drainage system

Grounds and Boundaries:- repair/upgrade the paths and boundary walls

11.0 **OVERALL OPINION**

11.1 **Recommendations**

This property is in need of extensive remedial/modernisation works and we recommend that, if you wish to proceed, you should obtain further advice and quotations as discussed in the report.

Mr Sean Oragano BSc.(Hons) MRICS MSCSI

Chartered Building Surveyor

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7 Gainsborough Green

Malahide

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today

Photographs

Photograph 1



General view of the rear elevation

Photograph 2



View of the main chimneystack that appears to have a slight lean; although not considered serious

Photograph 3



View of cracked and defective slate flashings to the main chimneystack

Photograph 4



View of foliage growth, perished pointing and spalled brickwork to the rear chimneystack

Photograph 5



View of cracking to the rear elevation

Photograph 6



View of damp staining to the rear elevation

Photograph 7



View of inadequate temporary flashings to the conservatory roof

Photograph 8



View of cracked glazing to the conservatory roof

Photograph 9



View of slipped and defective slate coverings to the main roof

Photograph 10



View of the copper lined valley gutter

Photograph 11



View of the felt covered bay roof

Photograph 12



View of what appears to be asbestos based roof tiles over the rear extension

Photograph 13



Typical view of a decayed timber window

Photograph 14



View of high external ground levels

Photograph 15

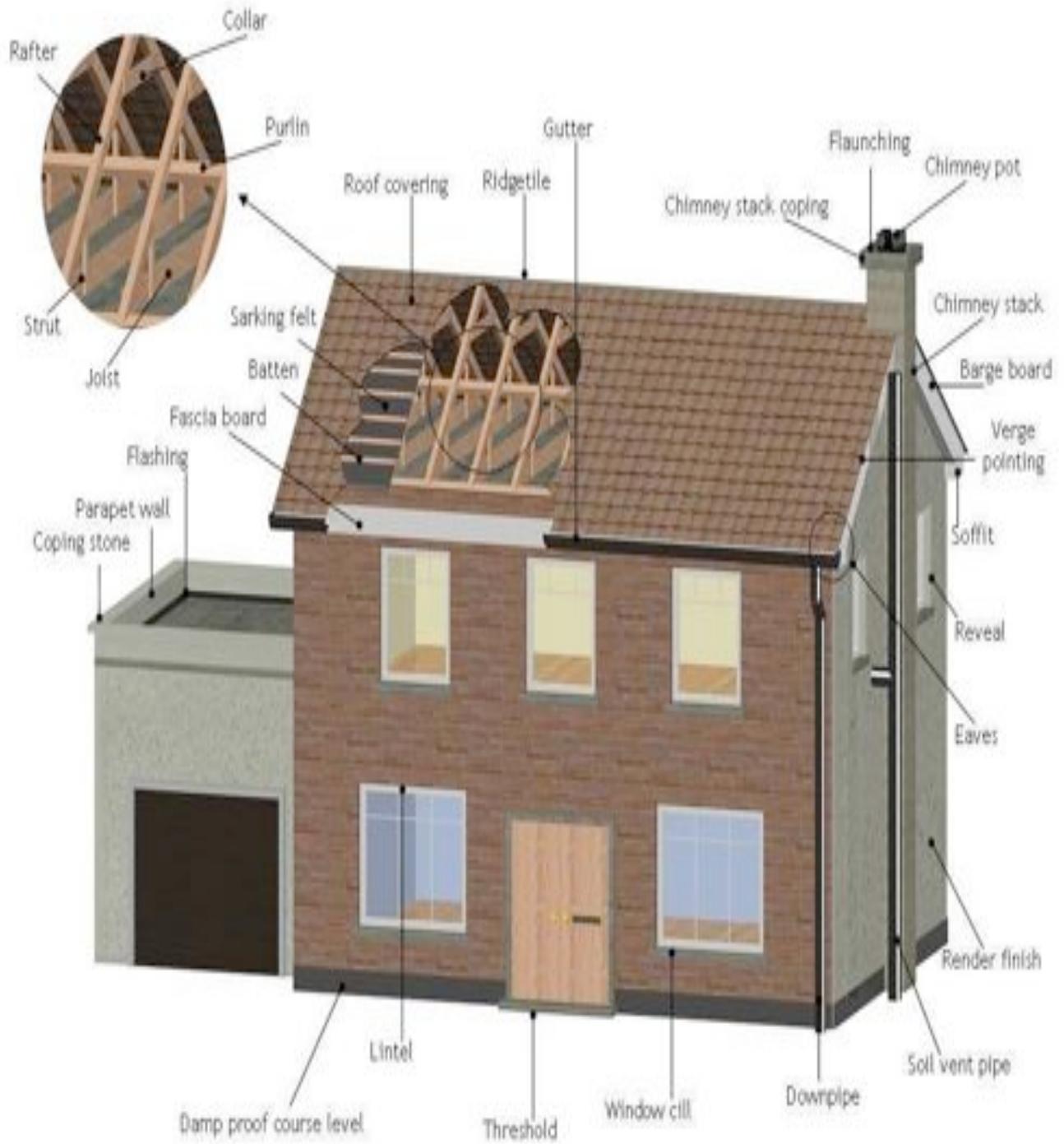


View of exposed and un-insulated cold water storage and expansion tanks

Photograph 16



View of underside of the main roof where the lime torching has perished



Appendix 1

Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

1. Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

2. Deleterious and Hazardous Materials

We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections, or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

3. Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations and/or testing by specialists.

4. Building Occupancy

As the property is partly occupied, access to some areas could be restricted or denied. If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect.

5. Land Contamination

We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land. If, after our inspection, we consider that further detailed investigation is appropriate, we will inform you accordingly.

6. Compliance with Legislation

Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations, Workplace Regulations, Fire Regulations, and the Equal Status Act. However, compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed.

7. Liability and Confidentiality

Our building inspection report may be relied upon by the client and to whom we owe a duty of care. Our report must not be passed for information, or for any other purpose, to any third party without our prior written consent, which consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer on any third party any benefit or right.

Appendix 2

Deleterious Materials

Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves.

Materials that have been branded “deleterious” have usually been so classed because they either:

- (a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g. asbestos) or
- (b) can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete) or
- (c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g. calcium silicate bricks) or, in the case of composite panels, its insurability.

Some deleterious materials might fall into more than one of the forgoing three categories above.

Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty.

At present, the list of deleterious and problematic materials comprises the following:

- Composite Cladding Panels to roofs and walls.
- Nickle Sulphide inclusions in toughened glazing
- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.*
- Chloride additives when used in pre-cast or in situ cast concrete.*
- Calcium Silicate Bricks or Tiles (also known as sand/lime or flint/lime bricks).
- Mundic Blocks and Mundic Concrete.
- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.
- Lead based in paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material.*
- Lead used for drinking water pipework except when used as solder to pipe fittings.
- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.*
- Asbestos in any raw form or asbestos based products.*
- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.*
- Urea Formaldehyde Foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam).