

## Building Conservation Services

We offer consultation services in relation to historic and protected structures in the form of condition surveys, planned maintenance and repair schedules, conversion and adaption design services along with Project Management for all aspects of works.

## Health and Safety

We are able to prepare Risk Assessment Reports for all types of construction projects, as well as preparing the necessary Health and Safety Plan required for design stage. We can act as the Health and Safety Supervisor on site during the construction works.

## Construction Monitoring

We can monitor the construction process on behalf of a Financial Institution and provide monthly progress and appraisal reports. With residential development we can complete drawdown certificates for banks or brokers for release of monies as well as periodic inspections to review progress and quality.



**BSS**

Building Surveying Solutions  
Chartered Building Surveyors

## Directors



**Guy Dobson** BSc.(Hons) MRICS ASCS  
Chartered Building Surveyor

An experienced Building Surveyor in both the Irish and UK property and construction markets with experience of building inspections of residential and commercial buildings, defects analysis, contract administration in both the private and public sectors, planned maintenance reports and implementation and project management.



**Séan Oragano** BSc.(Hons) MRICS ASCS  
Chartered Building Surveyor

An established Building Surveying professional with a wide range of experience in both the UK and Irish property markets, including a sound knowledge of dilapidation matters, administration of building contracts, preparation of specifications, building inspection reports of both modern and historic buildings for the commercial and residential sectors.



**BSS**

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**Chartered**  
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## Home Buyers Survey Report

A Home Buyers Survey Report is a comprehensive survey carried out to a standardised format by a Building Surveyor. It is most suitable for conventional properties built during the last century, and generally not in a dilapidated state. A Home Buyers Survey Report will comment on the condition of a property along with any defects or urgent problems requiring specialist attention.

## Energy Ratings and Advise

We are registered Building Energy Rating (BER) Assessors and in conjunction with our sister company, Irish Energy Ratings, we can provide advice on energy conservation, energy audits, alternative energy and overall energy saving advise.

## Defects Analysis Report

This relates to a specific problem or defect with your property such as damp, structural movement or poor workmanship. We inspect the defect in question and prepare a Defects Analysis Report outlining our findings and recommendations including necessary remedial works.

## Snag Lists

This is a list of all shortcomings, which will include poor workmanship, defects and non-compliance with current Building Regulations for new properties. The Snag List will be issued to the contractor for immediate attention. We can, if required, carry out a secondary inspection to ensure that all works have been completed to an acceptable standard.

## Measured Surveys

We can undertake measured surveys of existing buildings and produce floor plans, elevations, details and sections. Topographical and site drawings can be organised through our office.

## Architectural and Design Services

We have an in house architectural design team who can prepare CAD drawings for a wide variety of projects such as one off houses, renovations, extensions and office fit-outs.

## Vendors and Pre Acquisition Surveys

This report assists the purchaser in ascertaining what works, if any, are required to a property together with ongoing expenditure and maintenance works. This report is similar to a Home Buyers Survey Report, however is more suited to older or commercial properties and can be used as a negotiating tool by prospective purchasers.

## Statutory Issues

Our services include issuing Certificates of Compliance with Building Regulations and Planning Permission, the preparation and submission of Planning Applications along with a Fire Consultancy service and preparation of Fire Safety Certificates. We can prepare all necessary drawings and a Technical Guidance Document Part B compliance report for submission with the Fire Safety Certificate application.

## Landlord and Tenant Issues

We can prepare Anticipated, Interim and Final Schedules of Dilapidation, Licenses for Alteration Applications with skilled negotiations on behalf of either landlord or tenant. We can also prepare a Schedule of Condition prior to a tenant taking occupation of a property to limit the landlord's dilapidation claim at the end of the lease term.

## Asbestos Surveys

We are able to provide comprehensive Type 1 and Type 2 asbestos surveys including location and assessment and sampling prior to demolition or renovation works. We are also able to offer Risk Assessments and advice on safe handling/removal of asbestos in accordance with Health and Safety Authority guidelines.

## Property Managers

We work closely with Property Managers in all aspects of their property portfolios. We provide overview inspection reports to itemise any necessary works required to comply with statutory regulations, Tenants obligations and general maintenance.

We can prepare Planned Preventative Maintenance Reports complete with budget costs for a specified period of time, usually 5 years.

We can assist in the preparation of budgets for service charge and common parts repair, redecoration and refurbishment regimes including the preparation of capital expenditure plans and refurbishment proposals.

## Contract Administration

We provide a full range of contract administration services, which includes preparation of Specifications, Tendering Procedures, Tender Analysis and appointing a contractor. In addition we manage the project budget, provide on-site Monitoring of Works, Progress Reports and Quality Assurance in accordance with the specification and statutory legislation.

## Project Management

We provide full Project Management services from establishing the client brief, advising on design, selection of the professional team, coordinating and controlling various professional disciplines.



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