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ENGINEER'S SURVEY REPORT

2nd Hand House Survey

Property: 1 The Rise,
Apartment Block 1,
City Centre,
Dublin 1.

Client: Mary Jones

Inspected on: 1st July 2020

Inspected by: P. Conran

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GENERAL INFORMATION

- A1 Name and Address of Client** **Mary Jones,
Castle View,
The County,
Rural Ireland.**
- A2 Address of Property** **1 The Rise,
Apartment Block 1,
City Centre,
Dublin 2.**
- A3 Date of Inspection** **1st July 2020**

A4 Client's Brief

Conor Furey & Associates Ltd. was requested to carry out an Engineers Survey of the above-mentioned property. This survey was required to record the current condition (by visual inspection only) of the property. This report does not make any reference to the planning status of the property.

A5 Use of the Report

This report is for the use of Mary Jones to record the current condition of the property on July 1st 2020.

EXECUTIVE SUMMARY

The property is located at 1 The Rise, Apartment Block 1, City Centre, Dublin 2. It is a first floor apartment in a two storey block of similar apartments located in a residential area.

We understand that the apartments were built in 2001 (not confirmed by us). Based on our visual survey there is no evidence of any structural issues with the apartment block. Some hairline cracks were noted but these are not structurally significant.

Externally the apartment block is well maintained. Internally in the common areas the apartment block is well maintained. Together these indicate that the management company is doing a good job but note that we have no detailed knowledge of how the management company operates.

Internally the apartment is in reasonably good condition and no significant structural issues were noted.

Our main concern following the survey was about the ventilation ducts in the attic space. One of these is coming from the apartment below and we recommend that this pipe should be boxed off with fire proof materials from the rest of the attic space. All of the five ducts in the attic space need new flexible ducting that is properly connected to the roof outlets and the pipe up-stands. We noted that the soil vent pipe duct has fallen into the water tank.

The water tank and pipes in the attic space need to be insulated.

The extract fans need to be checked and made operational.

The kitchen units need maintenance and in the short to medium term replacement may be considered.

The sanitary ware and the tiles need a good cleaning.

As with all apartments it is important to get the information regarding the maintenance of the external of the property and the long term structural maintenance of the overall block.

INTRODUCTION

C1 Second hand property

The survey is intended to establish the condition of the property at the time of the inspection. As the dwelling is a second hand property, any reference to the finish of the property (unless specifically mentioned) is based on the fact that the property will need general decoration. In respect of the general condition of the doors as a second hand property, there will be inevitable wear in the door mechanisms and there is likely to be door keys missing. We would recommend that a specific request be made of the vendors to supply these if possible. Any comments relating to decoration or condition of doors should bear the above comments in mind.

Where reference is made to hairline cracks, it refers to cracks that the author does not consider at this moment, to be structurally significant. It does not offer a full indemnity in respect of the cracks as there is always the possibility that should a problem arise in the future from some event not identifiable at present the evidence may appear in the same area as these cracks.

C2 Scope of Survey

As stated previously this survey was conducted to record the visual current condition of the property on the day of inspection. Our Client requested us to conduct this survey as a pre-purchase survey in order to report on the general condition of the property as the property is a second hand property the survey will take into consideration the age when commenting on the standard of paintwork and decorative finishes.

Note that no planning issues in relation to this property have been investigated as part of this survey and such investigation is beyond the scope of this survey.

C3 Survey Procedures

The survey took the form of a visual inspection.

C4 Restrictions during Survey

Our inspection of the property was a visual inspection only to those areas accessible to ourselves. These areas are namely as follows:

- External roof inspection and site details were carried out from ground level only.
- Attic space (inspection from view at attic access hatch location only).
- All interior habitable rooms.

EXTERIOR SURVEY

A Roofs:

General

This property is a first floor apartment located in a purpose built two storey apartment block. This apartment has access to the attic space directly over the apartment and the water tank for the apartment is located in this attic space.

The roof is a pitched timber truss roof with concrete tiles.

The maintenance of the roof is a management company responsibility that ultimately comes back to the owners of all the apartments as a shared responsibility.

We carried out a visual inspection of the roof immediately above the location of this apartment. We did not carry out an inspection of the complete roof over the whole block as this is outside of the scope of our survey.

Pitched Roof Coverings

Roof tiles are complete. Bedding mortar at verges, ridges and valleys is complete and free from cracks. Proprietary venting tiles are present, where needed. Proprietary ridge systems are complete. There are no cracked or slipped tiles. The roof covering is free from mortar. The line is even and the gauge is correct.

Cheek Roof over Living Room Window

Tiling is complete and free from cracked or slipping tiles. Flashings and soakers are correctly installed. Flashings and edge details are complete.

Eaves

PVC fascia and soffit in good condition. Ventilation openings are adequate.

B Walls:

General

Block built two storey block finished generally with a dash render. Decorative brick panels and lintels to the front elevation. This apartment is a first floor apartment with an external wall to the front elevation. The rear of the apartment is an internal wall with an access corridor running between the rear wall of the apartment and the rear external wall of the block. The side walls of the apartment are block party walls. One party wall is shared with the common stairs and access corridors. The other party wall is shared with a neighbouring apartment.

Block Walls

All in good condition. Some hairline cracks were noted but these are not structurally significant.

Brickwork

Pointing is complete. Brickwork is clean and free from mortar splashes. Mortar is of a consistent colour. No structurally significant cracks were noted.

Ancillary Items:

Rainwater Goods

Valley gutters are clean and free from debris. Gutters, brackets and stop ends are positioned properly and are complete and undamaged. Falls to outlets are correct. Fixings and joints are correct and components are complete and undamaged. Downpipes are connected to outfall, where required.

Waste Pipes

Making good has been completed neatly where waste pipes pass through the wall.

Gulley Traps

Gulley traps are all situated to meet downpipes. Gulley traps are sealed to concrete path. No water can escape down back or sides of Gutter Trap. A.J. are positioned correctly and are accessible. All gulley trap covers are fitted.

Overflow Pipes

Overflows can be readily seen. Pipes are not too short at low level. Making good is complete around pipes.

Windows and Doors

Window frames are free from chips and splits. Cills and drip moulds are undamaged. Doors are undamaged. Mastic is present and applied properly, where specified. Glazing method is correct. Glass is not cracked or scratched. Glass is reasonably clean and free from paint splashes.

Foot Paths

The foot paths are all neatly laid with suitable expansion joints and with no significant settlement noted at the time of the inspection.

INTERIOR SURVEY

Attic Space:

Dividing Wall

The dividing wall is full pointed and fire stopped to the underside of the roof line.

Underfelt/Sarking

Underfelt is complete and generally in good condition. One tear was noted on the front roof slope near to the attic access hatch. This is not an immediate issue but if other works are being done in the attic space we recommend that the hole in the felt is repaired.

Underfelt is flashed properly around openings, soil stacks, ridge vents units etc.

Trussed Rafter Roofs

Bracing and restraint strapping is complete and fixed adequately. Support is adequate. Tags are visible or trusses stamped.

Roof Ventilation

Eaves ventilators are fitted where needed. Ventilation path is not blocked by insulation.

Insulation

The insulation is 200mm thick which was adequate at the time of construction. Currently recommended thickness is 300mm. We recommend that an additional layer of insulation is added.

At both party walls there is a strip (approx 400mm wide) where no insulation was installed. We recommend that this area is insulated.

Tank and Pipe Insulation

There is a PVC water tank in the attic space. The tank is adequately supported but it is low and just above ceiling level. We noted that the water pressure generally is poor. There is a pump on the system but this was not functioning on the day of our survey. If the water tank was raised it would improve the water pressure independently of the pump.

There is no insulation to the tank and no insulation to any of the water pipes from the tank and all of these are sitting above the insulation. We strongly recommend that the tank and the pipes are insulated.

There is no cover on the tank. We recommend that a proper purpose made cover is fitted. We noted that one of the vent ducts has fallen into the tank and needs to be removed (see comments below and photograph in annex)

Access to Roof Space

Access hatch needs to be insulated. It is the correct size and fits the opening.

Vent Pipes

There are 5 vent pipes in the attic space. The bathroom and the ensuite each have a mechanical extract fan. There is an extract fan over the cooking hob. There is a soil vent pipe from this apartment and this is the duct that has fallen into the water tank.

There is a fifth pipe within the attic space on the rear wall above the kitchen area. We noted that there is a boxed in duct in the corner of the kitchen and this is the duct that is above in the attic space. Our assessment is that this is a duct from the apartment below. If this pipe is coming from the apartment below then it should have a fire collar on the pipe at the floor level. This cannot be checked without major disruption. It is reasonable to assume that the fire collar is on the pipe and unless there is some other evidence we do not think it is necessary to check on this. However we recommend that the pipe in the attic space should have fire separation from the attic space of this apartment. This can be achieved by boxing in the pipe with fire proof materials. The pipe is tight against a block wall and hence this boxing in can be relatively easily achieved.

The ducting to all of the vents is poorly installed. As noted earlier one of the ducts has fallen down and is partly submerged in the water tank. The ducting from the duct that serves the ground floor apartment has fallen apart and the duct is venting into the attic space. There is a mixture of types of flexible ducting used, some of which is very poor quality. We would recommend that all of the flexible ducting from the five pipes is replaced with better quality flexible ducting and securely fixed so that there are no dips in the pipe from the ceiling level to the roof outlet point.

Roof Spaces

Debris and rubbish has been removed.

INTERIOR GENERAL

General

Internally the apartment has an entrance hall, a Living Room cum Kitchenette, two bedrooms one of which has an ensuite and a bathroom.

The apartment has been recently redecorated and internally it is in reasonably good decorative condition.

Ceilings

Ceilings are plaster board with a scim finish recently decorated and in good condition generally. Some marks are visible on the ceiling.

External Walls

Internally the external walls are dry lined with a painted plasterboard finish. There is no evidence of any structurally significant cracks and the walls are in good structural condition.

The walls are painted (or tiled in wet areas) and in good condition throughout.

Internal Walls

All internal walls are stud partitions with a plaster board finish. There is no evidence of structural cracks in the walls and the walls are in good condition.

Floors

The floor is a suspended concrete slab. The floors are covered with carpet/timber/tiles throughout.

Due to the floor covering we were not able to inspect the concrete floor directly. However we noted that there was no evidence of any structural issues with the floor. The floor is even and there are no significant dips or variations across the floors.

Windows

Internally all window frames are in good condition. Opening sashes are opening and closing correctly. Some of the window handles are worn and need replacement. A seal on the outside of the balcony door needs to be repaired.

Doors & Frames

Internal doors are hollow core timber flush panel doors. The doors are in good condition and are opening and closing smoothly.

Skirtings, Architraves etc.

Woodwork is undamaged and reasonably free from defects. There are no significant gaps between the skirting boards and the floor.

Tiling

There is ceramic floor tiling in the bathroom and in the ensuite. The finish around the edges, in particular against the wall, is poor and some additional grouting is required.

The walls over the shower and above worktop areas in the kitchen are tiled. All are in reasonable condition.

In general the tiling needs either a good cleaning or updating.

Kitchen Units

The kitchen area is small with a number of floor and wall presses. The units are functional but worn and there are little bits of damage to most of the doors. Replacement of the kitchen units will probably need to be considered in the short to medium term.

It was noted that the kicker (piece that covers the legs and bottom of the units at floor level) is missing on both sides.

Ventilation

Permanent ventilation openings are built into the window frames.

There are mechanical extractors in the bathroom and the ensuite. On the day of our survey neither fan was working. These fans need to be checked and it is important that they are working because there is no other ventilation of these spaces.

Sanitary Ware

The bathroom includes a bath, a WC and a whb. The ensuite has a shower, whb and WC. The sanitary ware is in reasonable condition, no cracks or leaks were noted but it all needs a good cleaning. Plugs are missing to whb's. All sanitary ware is operating correctly with no evidence of leaks or blockages in the drainpipes.

Decoration

All in good condition throughout.

General:

Fireplaces

Decorative fireplace with electrical coal effect fire in the Living Room. Not checked for operation.

Wardrobes

Fitted wardrobes in each bedroom are in good condition.

Hot Press

Pre-insulated cylinder and shelving are in good condition.

SERVICES / OTHER SITE DETAILS

Heating Systems:

The heating system consists of a combination of electrical storage heaters and direct electrical heaters. The Living Room has storage heaters and the bedrooms have direct wall electrical heaters. The bathroom has a wall mounted electric fan heater.

The heating system was not operating at the time of our inspection and as such we can make no comments as to its effectiveness and efficiency. We would recommend having the system serviced and checked by a registered maintenance firm on taking over this property.

Electrical:

This inspection does not extend to any element of the electrical system. Checking of this needs to be carried out by a RECI certified electrician.

Plumbing:

While the survey does comment on the plumbing fittings in the bathrooms this is not a survey of the overall plumbing system of the dwelling. This inspection does not extend to any element of the pipe work or mechanical fittings. Checking of this needs to be carried out by a certified plumbing contractor.

Smoke Detectors

Detectors are installed. There is a detector and an alarm bell that are part of the main fire detection system for the apartment block. These are connected to the main fire panel located at the entrance door on the ground floor. The maintenance and servicing of these is part of the management company responsibility.

In addition to these there is a smoke alarm for the apartment itself which is not connected to the general fire alarm. This detector is the responsibility of the apartment owner. In this apartment the owners fire detector is unserviceable and needs maintenance.

Drainage

The drainage is connected to the Local Authority mains. The drainage system is a management company responsibility and we did not carry out any inspection of the common drains. We did note that there are adequate manholes and access points in the vicinity of the block and that there was no evidence of any drainage problems.

Boundary Walls & Fences:

Boundary walls are complete. We noted that the common areas are very well maintained and the overall appearance of the apartment block was very good.

CONCLUSIONS AND RECOMMENDATIONS

E1 Note.

While the survey was carried out in as much detail as was possible without undergoing any destructive tests it must be pointed out that work covered up including foundations and wallplates were not inspected. The survey did not enable us to reach any conclusion regarding the presence of dry rot, wet rot, woodworm and/or beetle infestation therefore no responsibility will be accepted for such. Furthermore there is also the possibility of the non-apparent presence of the above defects.

E2 Signature.

Signed:

Print Name: Peter Conran

Qualifications: BE C Eng MIEI

Date: 1st July 2020

**CONOR FUREY & ASSOCIATES LTD.
CONSULTING ENGINEERS**

F APPENDIX A - PHOTOGRAPHS



Photo 1 General View Rear Elevation



Photo 2 Seal to Window Frame Needs repair



Photo 3 Marks on Ceiling Need to be Touched Up



Photo 4 Damage to Corners of Doors (typical)



Photo 5 Tiles and Sanitary Ware need Cleaning/Upgrading



Photo 6 Apartment Fire Alarm to be Maintained



Photo 7 Ducting that has Fallen into the Water Tank and tank not Insulated



Photo 8 No Insulation to Water Pipes in Attic Space



Photo 9 Tear in Felt to be Repaired



Photo 10 Strip near Party Wall with no Insulation (both sides)



Photo 11 Boxed in Duct Pipe in Kitchen from Below