



CONOR FUREY & ASSOCIATES LTD
Consulting Engineers and Project Managers

Tel: (+353) 45 486 229
Fax: (+353) 45 486 332
info@conorfurey.ie
www.conorfurey.ie

Olde World Cottage,
Rathasker Road,
Naas,
Co. Kildare

ENGINEER'S SURVEY REPORT

2nd Hand House Survey

Property:	1 Dublin Road, Urban Town, Ireland.
Client:	Sean O'Brien
Inspected on:	1st July 2020
Inspected by:	P. Conran

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GENERAL INFORMATION

A1	Name & Address of Client	Sean O'Brien, Apartment 1, City Centre, Urban Ireland.
A2	Address of Property	1 Dublin Road, Urban Town, Ireland.
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 Sean O'Brien to record the current condition of the property on July 1st 2020.

EXECUTIVE SUMMARY

The property is located at 1 Dublin Road Urban Town, Ireland. It is a semidetached two storey timber frame house with four bedrooms. It is located in a residential estate of similar properties.

The property is a timber frame structure with a brick finish to the front elevation and a napp finished plaster to the other elevations. The walls are in good condition and there is no evidence of any structural issues.

The cavity of the timber frame is ventilated with propriety ventilation slots set in the plaster. Some of these are either completely blocked or partially blocked in particular at low level. We recommend that a number of additional vents are installed at low level around the perimeter of the external walls.

On the front elevation the window frames at first floor level are not sealed against the lintel or brick reveals. No adverse effects are evident from this however; we recommend that a seal is applied.

Internally the property is in good structural condition. Some minor maintenance issues are noted. Some marks are evident to the kitchen worktop, the tap to the ensuite wash hand basin is not working and some window handles need replacement. We also note that some redecoration is required in particular to the ensuite wall tiling.

In the attic space the roof trusses are in good condition. A small hole was noted in the sarking felt that should be repaired. On the party wall there is a hole in the plasterboard where the water mains comes through that has fire stop material but we recommend some additional sealing around the pipe.

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). Note that the attic space is currently used to store materials, boxes etc. and the view available was restricted.
- All interior habitable rooms.
- Heavy items of furniture were not removed in the course of the inspection and no comment is made in respect of any such areas covered up.

EXTERIOR SURVEY

A Roofs:

General

The property is semidetached with an open gable pitched roof with manufactured slates and ridge cappings. There is a hipped roof section to the rear with two valleys where it cuts into the rear elevation of the main roof. To the front there is a small hipped roof over the single storey bay window to the Sitting Room.

Pitched Roof Coverings

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

Hipped Roof Coverings

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

Bay Window Hipped Roof

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

Chimney Stacks

Block built chimney with a napp plaster finish. No structurally cracks were noted and the chimney is in good structural condition.

Eaves Fascia and Soffit

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

B Walls:

General

This is a timber frame semidetached property. The outer leaf of the front elevation is brick. To the side and rear elevations there is a block outer leaf with a napp finished plaster finish.

The property is North facing with the neighbouring semidetached property on the East side. The properties are linked at first floor level and not linked at ground floor level. At ground floor level there is an access passage to the rear garden of the neighbouring property. The passage is in the ownership of the

neighbouring property. This property has a gable wall at ground floor level that is covered over by the first floor overhead.

Overall the external walls are in good condition and there is no evidence of any structural issues with the walls.

In a timber frame construction it is recommended that the cavity is ventilated. There are ventilation slots in place but some of these, in particular at low level, are either completely or partially blocked with the plaster render. We recommend that a number of propriety ventilation slots are inserted to replace those that are covered over or blocked.

It is our understanding that the owner of this property would have a right of access to the passage in order to maintain the gable wall or the underside of the first floor overhead. We recommend that the legal status of the passage way and any rights the neighbour would have to enclose the space, for example by erecting a garage door to the front, at a future date, are understood before the purchase is completed.

Brickwork

The front elevation has an outer brick leaf. Pointing is complete. Brickwork is clean and free from mortar splashes. Mortar is of a consistent colour.

Plaster Render

All other walls, which include the West gable wall, the rear wall and the ground floor gable section on the East elevation are a block outer leaf with a napp finished plaster render. There are a small number of hairline cracks but these are not structurally significant.

Ancillary Items:

Rainwater Goods

Valley gutters are clean and free from debris.

Gutters, brackets and stop ends are positioned properly and are complete.

The gutters are in good condition and no leaks were evident.

Downpipes are connected to outfall, where required.

Waste Pipes

All in good condition.

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.

Balance Flue Terminals

Guards have been installed correctly. Terminals are located away from fascia, soffit, windows and doors.

Windows

Timber frame double glazed windows.

Window frames are free from chips and splits. Cills and drip moulds are undamaged. Doors are undamaged. Glazing method is correct. Glass is not cracked or scratched. Glass is reasonably clean and free from paint splashes.

The window frame/brick reveal joint at first floor level to the front elevation was never sealed. Also the head of the windows was not sealed against the lintel. There is no damage evident from the lack of the seal but there is likely to be some draughts around the window frame and there is potential for the ingress of water into the cavity. We recommend that a seal is applied around the frames of these two windows at first floor level to the front elevation.

Doors

Solid timber panel door to the front and timber frame double leaf patio glazed door to the rear. Both are opening and closing smoothly and are in good condition.

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. Some minor cracks are evident but these are not structurally significant.

INTERIOR SURVEY

Attic Space:

General

The attic space has a "Stira" access ladder and hatch from the landing at first floor. The attic space has some household items stored in the space which restricted access but we were able to inspect the party wall area and the timber trusses generally.

Trussed Rafter Roofs

Trusses are correctly spaced with adequate bracing horizontally and diagonally. Hips timbers are adequate and in good condition. Bracing and restraint strapping is complete and fixed adequately. Support is adequate. Trusses are stamped.

Dividing Wall

Double plaster board tightly fitted to the underside of the roofing felt. We noted that there is a hole in the plasterboard at ceiling level towards the rear where a water pipe feeds through to the attic tank. Our view was a bit restricted but there appears to be fire stop material around the pipe. However, we recommend that some additional fire stopping is done around the pipe to ensure that there are no gaps.

Underfelt/Sarking

Underfelt is complete and generally in good condition. We noted one small hole in the felt near the party wall on the rear elevation. This is minor but we recommend that the hole is patched.

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

Roof Ventilation

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

Insulation

Insulation is complete and to the required thickness.

While the insulation was installed in accordance with the regulations at the time, we would recommend upgrades to the current standards. An additional 200mm is recommended.

Tank and Pipe Insulation

The tank has a lid but this is not insulated. We recommend that the tank is insulated.

There is no insulation below tank as recommended.

Water pipes above loft insulation are lagged fully and adequately supported. The overflow pipe is not insulated and we recommend that this is done. The tank is adequately supported.

Access to Roof Space

“Stira” access ladder and hatch to the attic space.

Roof Spaces

As referenced above the attic space is used to store household materials belonging to the current owners.

INTERIOR GENERAL

Ground Floor

The ground floor is a ground bearing concrete slab. Generally the slab is covered throughout with carpet /timber/tiles and hence a direct inspection of the slab was not possible. However it was noted that the floor is even throughout and there are no dips or cracking that would indicate any structural issues with the floor.

First Floor

The first floor is a suspended timber floor with timber joists and timber floor boards. Floor areas are covered with carpet/tiles and hence a direct inspection of the floor condition was not possible. However the floor is even and there is no evidence of any structural issues with the floor.

The floor of the main bedroom is over the passageway of the neighbouring property. No structural issues were noted with the floor but the exact construction and insulation value of the floor is unknown.

External Walls

The inside face of the external wall is dry-lined with a plasterboard on battens. The walls are in good condition and there is no evidence of structural cracks. There is no evidence of dampness issues with the walls.

Internal Walls

The internal walls are plasterboard covered timber stud partitions. All are in reasonable condition.

Ceilings

Ceilings throughout are plasterboard with a scim plaster finish. Some minor hairline cracks are evident but these are not structurally significant.

Joinery

Internal doors are generally opening and closing smoothly. Skirting and architrave are in good condition.

Windows

Opening sashes are working smoothly. Handles are general in good condition with one broken handle noted in the front bedroom.

Sanitary Ware

There is a family bathroom upstairs in the house. The bathroom includes a bath, WC, and WHB. All are in working order and no leaks were noted. One of the taps to the whb in the ensuite is not working. There is no water flowing through the tap and repairs or replacement of the tap are necessary.

The tiling to the shower in the ensuite is in poor condition and retiling will probably be required. Ground floor WC with whb under the stairs in good working order.

Kitchen Units

Kitchen units in good condition. The kitchen worktop has some damage with a break in the worktop surface near the kitchen sink.

Wardrobes

Two door built in wardrobes in three of the four bedrooms. One of the bedrooms is currently used as an office space and is shelved and laid out to suit this purpose.

Decorative Condition

The property is in a reasonably good decorative condition but general redecoration will probably be required throughout over a phased basis.

Ventilation

Permanent ventilation is provided in habitable rooms and mechanical ventilation in the ground floor WC and in the family bathroom and ensuite at first floor level. Some of the mechanical fans in the wet areas are a bit noisy and require replacement or servicing.

Fireplaces

There is a gas fired coal effect fire in the Sitting Room.

Staircases

Timber staircase in good condition.

Hot Press

Insulated cylinder with plenty of shelving.

SERVICES / OTHER SITE DETAILS

Heating Systems:

The heating system consists of a low pressure hot water radiator system with a wall mounted natural gas boiler located in the kitchen area. 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. Nevertheless we note that all of the plumbing was working (except for the tap in the ensuite) and there was no evidence of any leaks on the system.

Smoke Detectors

Detectors are installed.

Drainage

The drainage is connected to the Local Authority mains sewage system. All of the toilets and whbs were flushing and emptying properly. Externally there was one inspection point (AJ). This was opened and found to be clean with a smooth flow.

Boundary Walls & Fences:

To the front there is a small hedge. To the rear there is a mixture of timber fencing and hedges. All in reasonable condition.

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 Side Elevation - Recommend that the ownership and rights to this area is clearly understood



Photo 3 Small Hole in Sarking Felt to be Repaired



Photo 4 Hole around Water Pipe in Party Wall to be Fully Fire Stopped



Photo 5 Water Tank in Attic Space to be Insulated



Photo 6 Missing Seal to Head and Reveal of First Floor Windows Front Elevation



Photo 7 Tiling to Shower to be Cleaned/Replaced



Photo 8 Tap to WHB to be Repaired



Photo 9 Some damage to Kitchen Worktop