



Model Project

Framework Agreement for Construction Design
Professional Services for Pyrite Remediation Scheme

~~January 2022~~

June 2026

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Model Project

1. Introduction

- 1.1. The Model Project is a notional project included in the tender documents to allow Tenderers demonstrate their qualitative skills and price competitiveness. The Model Project is not an actual scheme of houses.
- 1.2. Tenderers are to assume that the Model Project is located in Dublin 15 and that it was completed in 2005. Four notional Building Condition Assessment (BCA) reports have been generated for the 17 houses included in the Model Project. Tenderers are to assume that the remaining houses in the scheme are in a similar condition to the four units for which BCAs have been generated.
- 1.3. The houses are of conventional construction with cavity block walls and in-situ ground floor slabs. However, due to particular ground conditions encountered on site with Block 2, suspended in-situ concrete floors are present. These floors were constructed due to the depth of filling underfloor. Filling was brought up to the underside of the suspended floors. Site plan, elevation and house type drawings are included at the rear of this document.
- 1.4. Tenderers are to assume that the units in the project are subjected to Categorisation/Verification testing to IS 398 (see also Description of Services document) and that all units subsequently qualify for remediation.
- 1.5. Tenderers are to address both Block 1 and Block 2 in both their response to Quality Criteria B and to the Pricing Schedule.

Client
XXXXXX

Project
**Inspection of
Notional Building 1,
Dublin 15.**

Report Title
**BUILDING CONDITION
ASSESSMENT IN ACCORDANCE
WITH IS 398-1:2013**

Project Title: Notional Building 1, Dublin 15

Project Number: XXXXX

Report Ref: XXXXX

Author: XXXXX

Date: XXXXX

Distribution: XXXXX

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APPENDICES

APPENDIX A	Floor plan sketch indicating locations of photograph references
APPENDIX B	Photographs of damage observed

1.0 INTRODUCTION

1.1 Background

- 1.1.1 Mr. XXXXX is the owner and occupier of two storey semi-detached private dwelling house at XXXXX, Dublin 15. The property was constructed in 2005; in 2012 after the homeowner observed the occurrence and progression of cracking within the property he decided to investigate whether the observed damage was as a result of pyritic heave and commissioned a report on the damage within her property. This report was prepared by XXXXX.
- 1.1.2 Following the introduction of IS 398-1:2013, Mr. XXXXX requested XXXXX to carry out a Building Condition Assessment in accordance with the new standard for submission to the Pyrite Resolution Board.

1.2 Construction Details

- 1.2.1 This building is a two storey semi-detached house constructed by XXXXX.
- 1.2.2 The property was constructed approximately 8 years ago and is a semi-detached private house. The side and rear walls of the property are rendered with pebbledash finish and it would appear that these walls consist of a single 300mm cavity blockwork construction with insulated cavity. The internal walls are 100mm blockwork built off foundations or stud walls built directly off the ground floor slab. The front wall of the property is faced with brickwork. Previous investigations in the estate would indicate that the ground floor structure consists of a concrete slab 130-140mm thick on 50mm insulation and a damp proof membrane, overlying crushed stone infill on the soil subgrade.

1.3 History of Damage Development

1.3.1 We were informed by the homeowner of the following defects that occurred since moving in;

- Dec 2005:- Bought house and moved in;
- 2005 / 2006 -Assumed settling cracks repaired cosmetically;
- 2006 / 2007 – Became aware of pyrite problem within estate;
- 2009 – Redecorated entire house.

1.4 Methodology of Survey

1.4.1 Consulting Engineers carried out the inspection of the property on the 11th July 2013. The weather at the time of the survey was dry and warm.

1.4.2 The survey was purely superficial and no opening up was undertaken. No comment can be made on any items that were not visible at the time of inspection.

1.4.3 Crack widths were measured with an Avongard Crack Rule and photographed using a digital camera.

1.4.4 Floor levels were measured using a 2m level

1.4.5 Floor finishes were not removed.

2.0 Site Location

2.1 Site Layout

2.1.1 This building is a semi-detached house within the XXXXX housing estate in Dublin 15.

2.2 GPS Co-Ordinates

2.2.1 The property position is indicated by an orange dot on Fig 2.1 below. Associated ISTM co-ordinates for the location of the property are:- XXXXXX, XXXXXX.

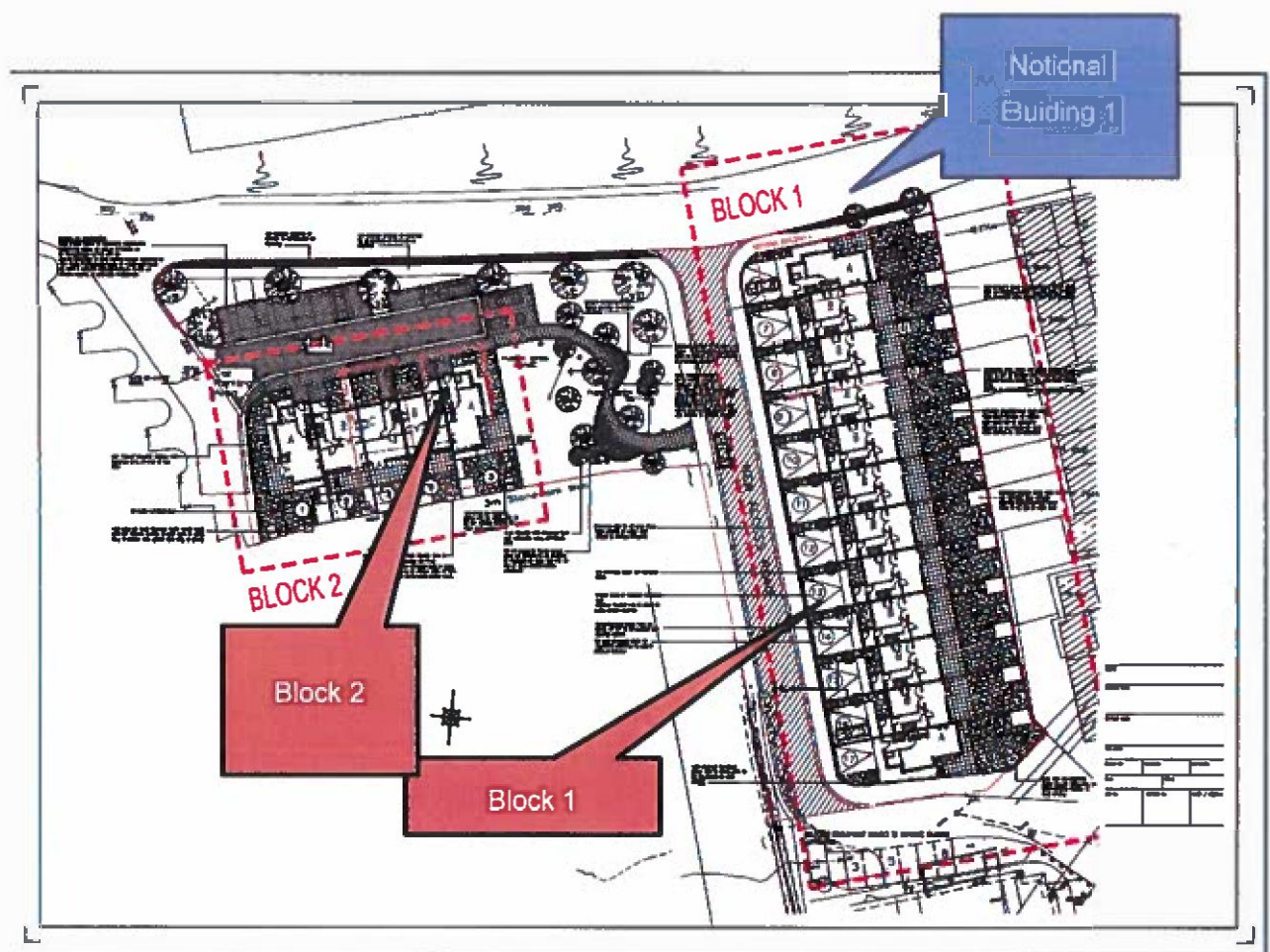


Figure 2.1 Property Location

3.0 Visual Inspection Findings

3.1 Sketches and Photographs of Observed Damage

3.1.1 Please refer to attached drawings and referenced photographs for instances of recorded damage.

3.2 Evaluation of Damage

3.2.1 Only damage which XXXXX consider to be damage consistent with pyritic heave (Type A) is recorded in the evaluation of visual damage sheets (Table 3.2 below).

3.2.2 The attribute values of the observed damage are determined in accordance with Table B.1 of Annex B of IS 398-1:2013

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Ground floor surface level (see floor level survey)	1	8	Hogging of greater than 10mm (2m spirit level centred on ridge) in Living Room	Living Room
	2, 3, 4	8	Upward displacement of more than 2mm at rear door threshold	Utility Room
	5, 6	10	Upward displacement of 13mm at construction joint at door to study	Hallway / Study
	7	3	Hogging of 5mm (2m spirit level centred on ridge) in kitchen / dining.	Kitchen / Dining

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Fixtures and Fitting	8, 9, 10, 11,	6	Internal double doors between Living Room and Dining Room require significant force to open	Living Room / Dining Room
	12, 13	7	Upward displacement of staircase	Hallway
	14, 15	4	Upward displacement and cracking of fireplace hearth	Living Room
	-	1	Door to kitchen is sticking	Hallway
	-	1	Front door catches in frame and hinges have been adjusted to the max.	Hallway

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Walls / Partitions on Ground Floor	16, 17	1	Horizontal cracking at top lh and top rh corners of reveal to door leading to study.	Hallway

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Ground Floor Ceiling(s)	18, 19, 20	4	Coving displacement > 2mm at joint in hallway	Hallway
	-	5	Popped nail heads to partition near ceiling level in Hallway. Popped nail heads to partition near ceiling level in Living Room. Popped nail head to ceiling at rhs of chimney in Living Room. Popped nail heads to ceiling above double doors in Living Room. 3 no. popped nail heads to ceiling in Dining Room, near wc partition, repaired and about to pop again. Several repaired popped nail heads to ceiling above double doors in Dining Room.	Hallway / Living Room/ Dining Room
	21	1	Cracking to ceiling in kitchen.	Kitchen

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
External	-	-	-	-

Table 3.2 – Evaluation of damage

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 Consulting Engineers have been retained to carry out a Building Condition Assessment in accordance with the requirements of IS 398-1:2013 for submission to the Pyrite Resolution Board.

4.2 Conclusion

In accordance with the evaluation of the damage observed within the property and the assignation of the attribute values defined within IS 398-1:2013 it is our recommendation that a **Damage Condition Rating of 2** is applied to the building. A summary of the conclusions is presented in the Conclusions and Sign Off Template in Table 4.2 below.

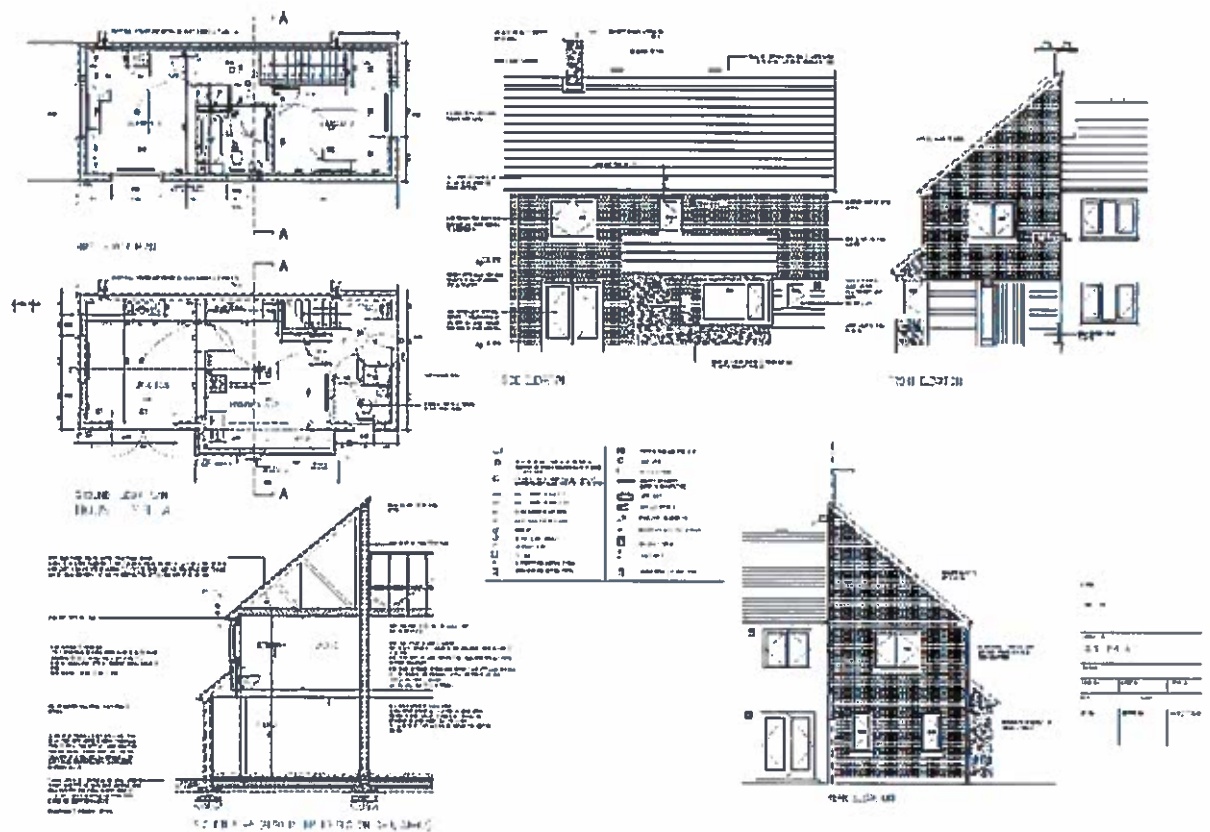
Summary Conclusions and sign off template (To be read in accordance with the Table 3.2 – Evaluation of damage and associated sketches and photographs)				
Damage Category <i>Type A – Damage consistent with pyritic heave</i> <i>Type B – Damage consistent with other structural defects (other than pyritic heave)</i>	Photo Ref. No.	Damage description	Element Group	Attribute Value
A	5, 6	Upward displacement of 13mm at construction joint at door to study	Ground Floor Surface Level	10
A	12, 13	Upward displacement of staircase	Fixtures and Fittings	7
A	16, 17	Horizontal cracking at top lh and top rh corners of reveal to door leading to study.	Walls / Partitions on Ground Floor Level	1
A	-	Popped nail heads to partition near ceiling level in Hallway. Popped nail heads to partition near ceiling level in Living Room. Popped nail head to ceiling at rhs of chimney in Living Room. Popped nail heads to ceiling above double doors in Living Room. 3 no. popped nail heads to ceiling in Dining Room, near wc partition, repaired and about to pop again. Several repaired popped nail heads to ceiling above double doors in Dining Room.	Ground Floor Ceiling(s)	5
A	-	-	External	-
I confirm that the findings from this Building Condition Assessment have been recorded in accordance with I.S. 398-1. NOTE The Building Condition Assessment is carried out by the Engineer from a ground level position. Recommendation: Damage Condition - Rating 2 Signature : _____ Name (BLOCK CAPITALS) _____				

Qualifications:	
On behalf of:	
Address:	
Tel:	Date:

Table 4.2 – Summary Conclusions and Sign Off Template

APPENDIX A

Floor plan sketch indicating locations of photograph references



APPENDIX B

Photographs of damage observed

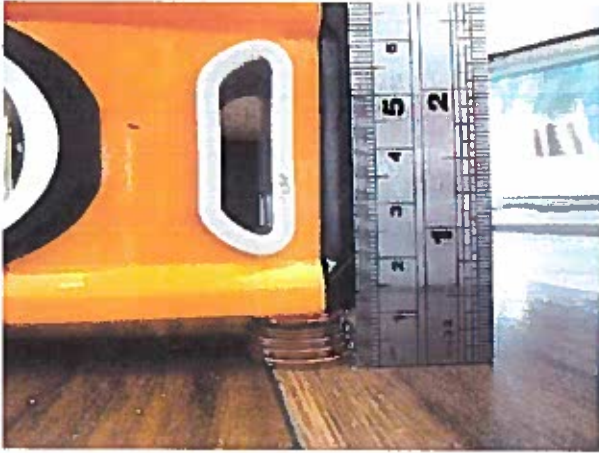


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

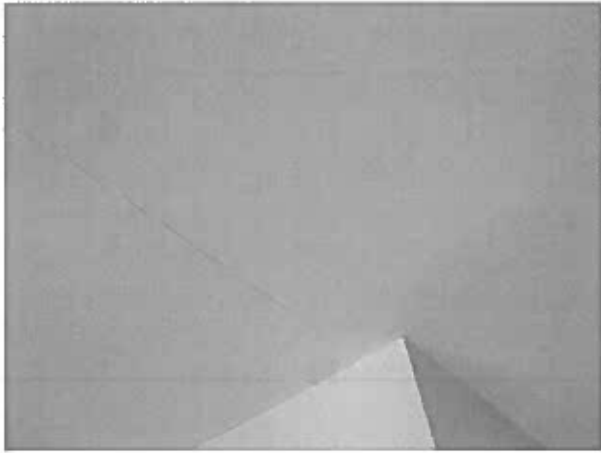


Photo 21

Client
XXXXXX

Project
**Inspection of
Notional Building 2,
Dublin 15.**

Report Title
**BUILDING CONDITION
ASSESSMENT IN ACCORDANCE
WITH IS 398-1:2013**

Project Title: Notional Building 2, Dublin 15

Project Number: XXXXX

Report Ref: XXXXX

Author: XXXXX

Date: XXXXX

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APPENDIX B	Photographs of damage observed

1.0 INTRODUCTION

1.1 Background

- 1.1.1 Mr. XXXXX is the owner and occupier of two storey semi-detached private dwelling house at XXXXX, Dublin 15. The property was constructed in 2005; in 2010 and again in 2012, after the homeowner observed the occurrence and progression of cracking within the property he decided to investigate whether the observed damage was as a result of pyritic heave and commissioned testing of the infill and reports on the damage within his property. These reports were prepared by XXXXX.
- 1.1.2 Following the introduction of IS 398-1:2013, XXXXX requested XXXXX carry out a Building Condition Assessment in accordance with the new standard for submission to the Pyrite Resolution Board.

1.2 Construction Details

- 1.2.1 No. 137 is a two storey semi-detached house constructed by XXXXX.
- 1.2.2 The property was constructed approximately 8 years ago and is a semi-detached private house. The side and rear walls of the property are rendered with pebbledash finish and it would appear that these walls consist of a 300mm cavity blockwork construction. The internal walls are 100mm blockwork built off foundations or studwork built directly off the ground floor slab. The front wall of the property is faced with brickwork. Previous investigations in the estate would indicate that the ground floor structure consists of a concrete slab 140-150mm thick on 50mm insulation and a damp proof membrane, overlying crushed stone infill on the soil subgrade.

1.3 History of Damage Development

1.3.1 We were informed by the homeowner of the following defects that occurred since moving in;

- 2005 - Bought house and moved in;
- 2005 / 2006 - Assumed settling cracks repaired cosmetically;
- 2007 / 2008 – Became aware of pyrite problem within estate;
- July 2010 – Stone infill below floor slab was tested, Total Sulphur Content = 1.1% to 1.2%.
- 2012 – Redecorated downstairs.

1.4 Methodology of Survey

1.4.1 Consulting Engineers carried out the inspection of the property on the 27th June 2013. The weather at the time of the survey was dry and warm.

1.4.2 The survey was purely superficial and no opening up was undertaken. No comment can be made on any items that were not visible at the time of inspection.

1.4.3 Crack widths were measured with an Avongard Crack Rule and photographed using a digital camera.

1.4.4 Floor levels were measured using a 2m level

1.4.5 Floor finishes were not removed.

2.0 Site Location

2.1 Site Layout

2.1.1 This building is a semi-detached house within the XXXXX housing estate in North Dublin.

2.2 GPS Co-Ordinates

2.2.1 The property position is indicated by an orange dot on Fig 2.1 below. Associated ISTM co-ordinates for the location of the property are:- XXXXXX, XXXXXX.

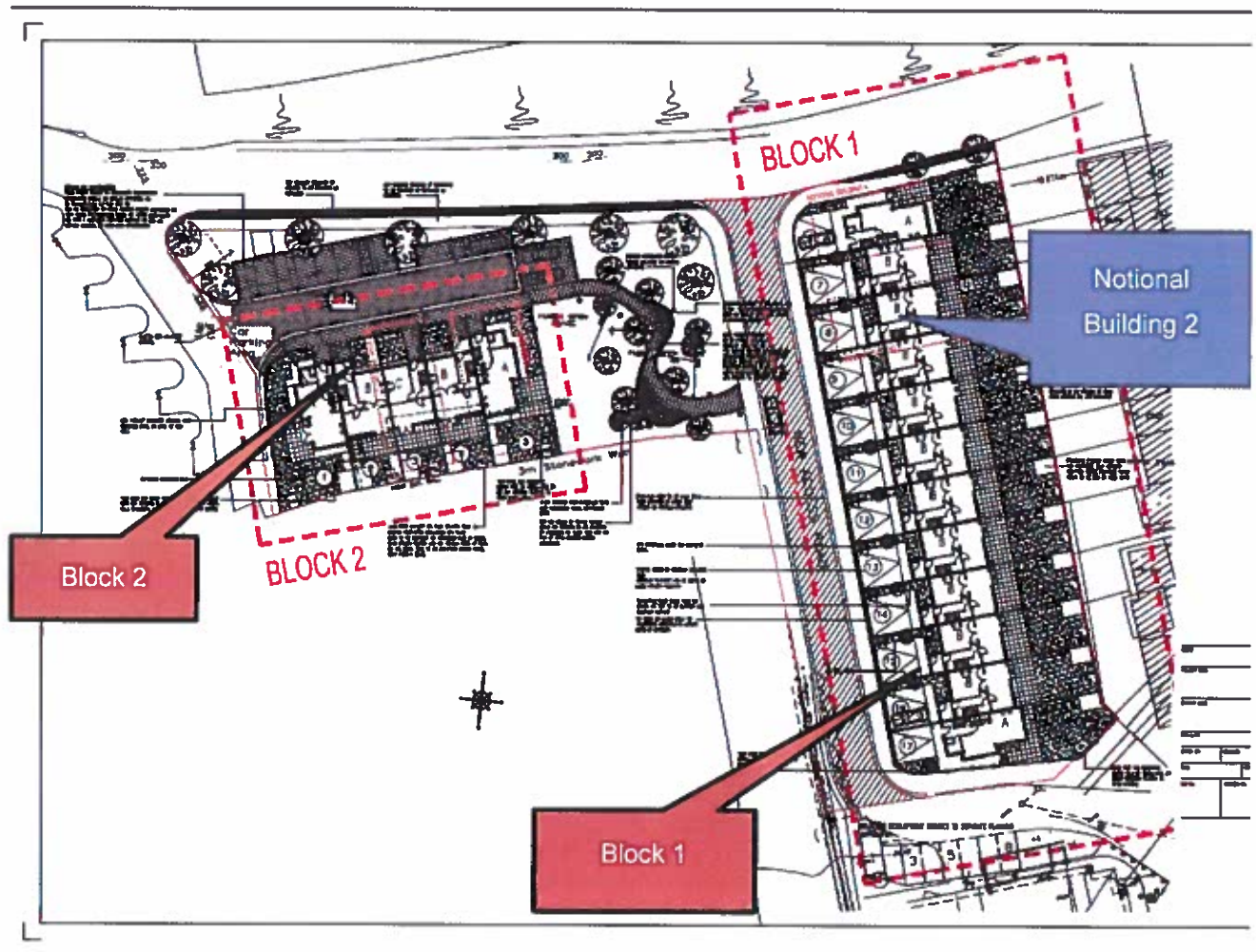


Figure 2.1 Property Location

3.0 Visual Inspection Findings

3.1 Sketches and Photographs of Observed Damage

3.1.1 Please refer to attached drawings and referenced photographs for instances of recorded damage.

3.2 Evaluation of Damage

3.2.1 Only damage which XXXXX consider to be damage consistent with pyritic heave (Type A) is recorded in the evaluation of visual damage sheets (Table 3.2 below).

3.2.2 The attribute values of the observed damage are determined in accordance with Table B.1 of Annex B of IS 398-1:2013

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Ground floor surface level (see floor level survey)	1, 2, 3, 4	6	Upward displacement of 5mm approx. at threshold of rear door.	Utility Room
	5	2	Crack in floor tile adjacent to kitchen units.	Kitchen
	6	1	Crack in tile to kitchen floor.	Kitchen

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Fixtures and Fitting	7, 8	6	Internal double doors between living room and dining room require significant force to open.	Living Room / Dining Room
	9	6	Front door catching on floor and marks on floor finish.	Hallway
	10	7	Upward displacement of staircase as evidenced by distortion of door to under stairs cupboard.	Hallway
	11, 12, 13, 14	4	Upward displacement of fireplace.	Living Room
	15, 16	1	Cracking to kitchen worktop.	Kitchen

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Walls / Partitions on Ground Floor	17, 18	9	Junction of horizontal grout lines in wall tiling is displaced by greater than 5mm.	Kitchen
	19, 20	2	Pulling at junction of partition and front wall in living room.	Living Room
	21	2	Pulling at junction of party wall and chimney breast.	Living Room
	22	2	Pulling at junction of box-out and partition.	Living Room
	23	2	Vertical crack above double doors. Crack widest at top.	Living Room
	24	2	Vertical crack in plasterboard at lhs of rear door.	Utility Room

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Ground Floor Ceiling(s)	25, 26	10	Upward displacement of 11mm at ceiling adjacent to partition.	Kitchen

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
External	27, 28	4	4mm Vertical crack at left hand reveal to rear door.	Utility Room
	29, 30	3	Horizontal crack and lateral displacement at dpc level at rhs of rear door	Utility Room
	31	4	3mm wide diagonal crack to plinth at rhs of rear door	Kitchen
	32	2	Horizontal crack and spalling at dpc level at rhs of patio doors.	Dining Room
	33	1	Vertical and diagonal cracks to plinth at rear corner of utility room.	Utility Room
	34	2	1mm wide diagonal crack at top left hand corner of rear door.	Utility Room
	35	4	3mm wide diagonal crack at top right hand corner of rear door.	Utility Room
	36, 27, 38, 39	4	Hairline to 3mm wide vertical crack in side wall to study. Crack widest at top.	Study
	40	2	Horizontal crack at dpc level to front wall of study.	Study
	41, 42	2	Horizontal crack at dpc level to side wall of study.	Study
	43	2	Diagonal crack to plinth at front corner of study.	Study

Table 3.2 – Evaluation of damage

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 XXXXX Consulting Engineers have been retained to carry out a Building Condition Assessment in accordance with the requirements of IS 398-1:2013 for submission to the Pyrite Resolution Board.

4.2 Conclusion

In accordance with the evaluation of the damage observed within the property and the assignation of the attribute values defined within IS 398-1:2013 it is our recommendation that a **Damage Condition Rating of 2** is applied to the building. A summary of the conclusions is presented in the Conclusions and Sign Off Template in Table 4.2 below.





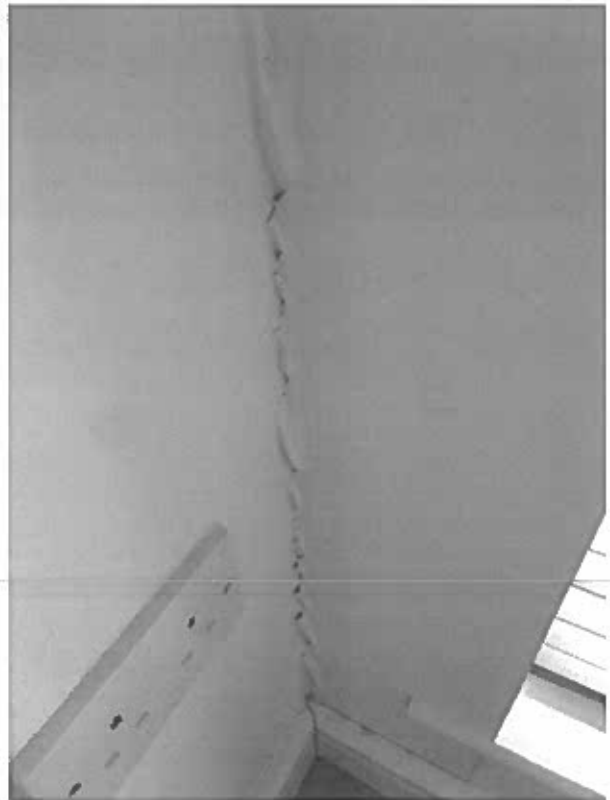
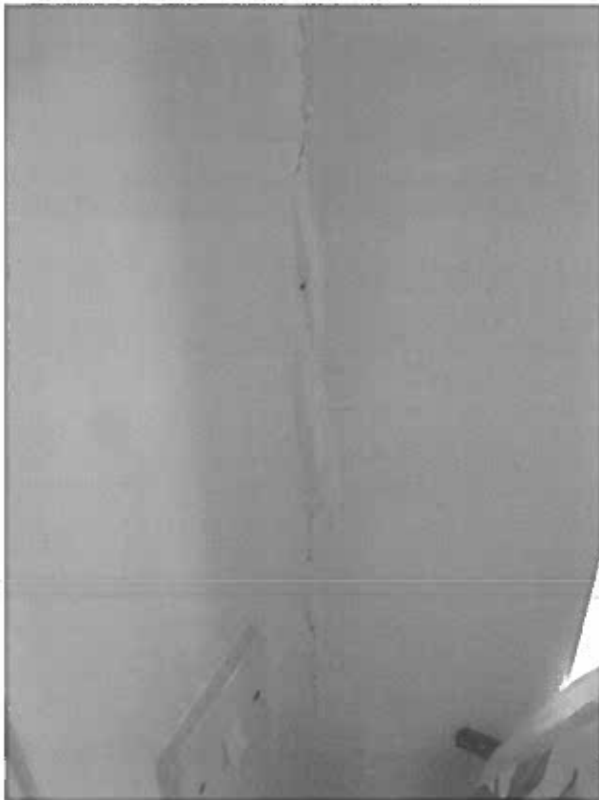
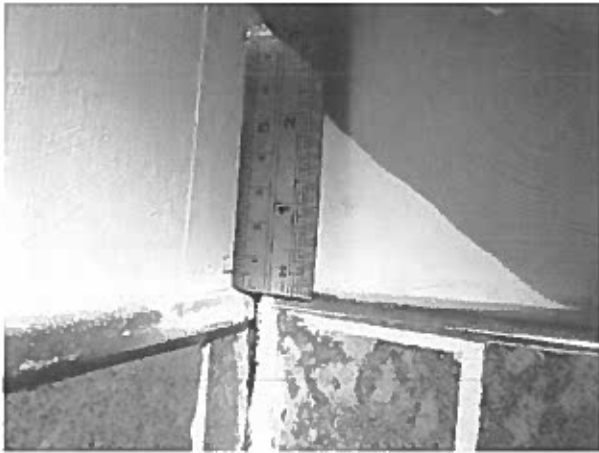


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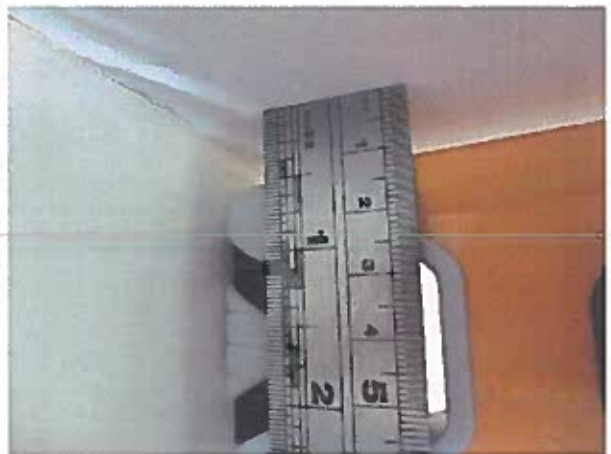
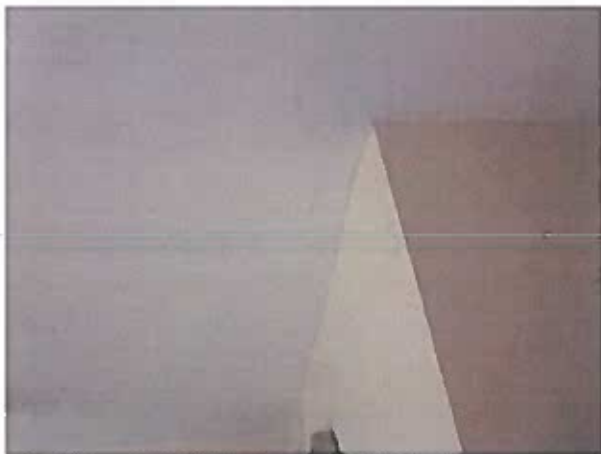


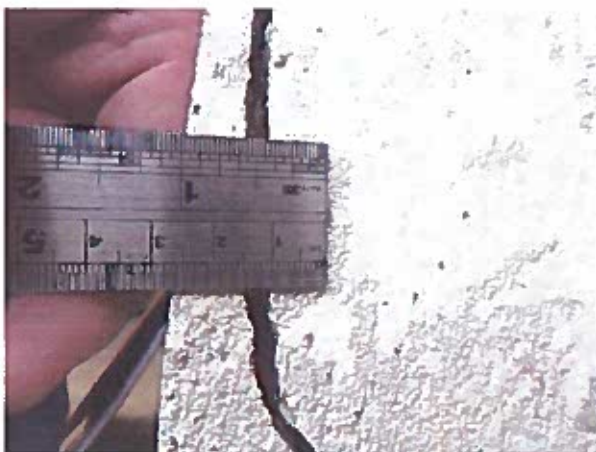






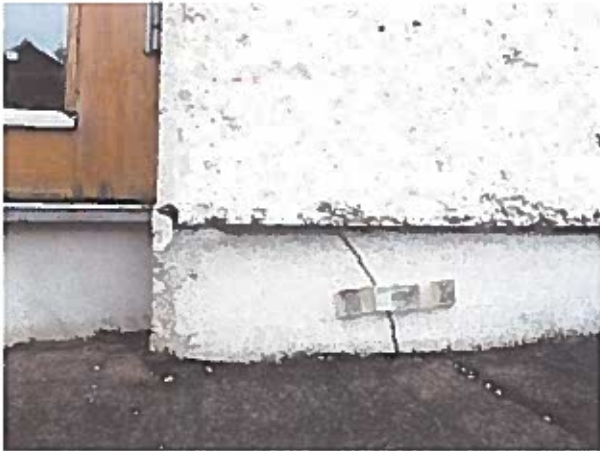






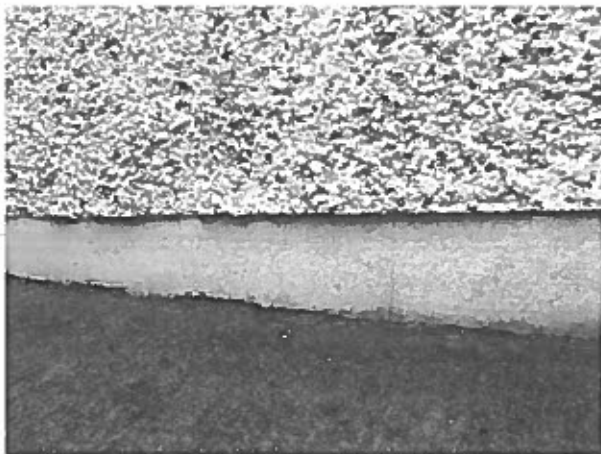
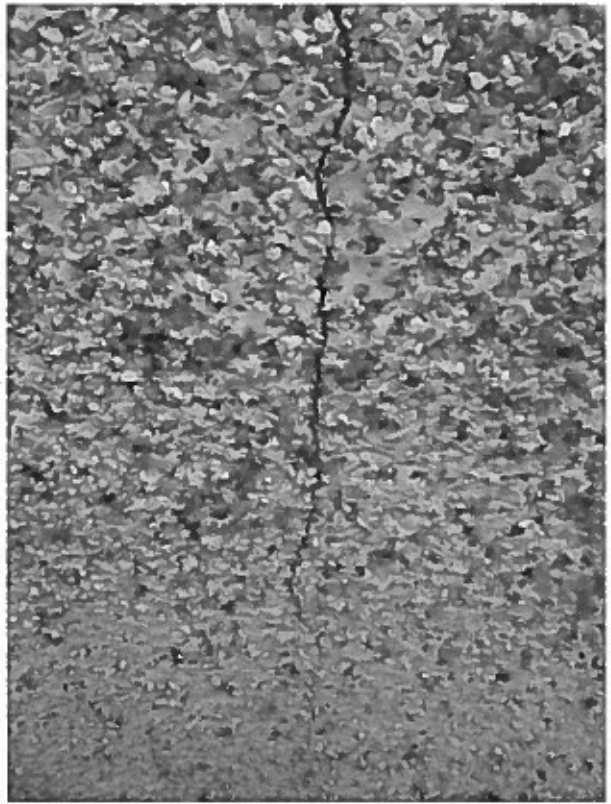
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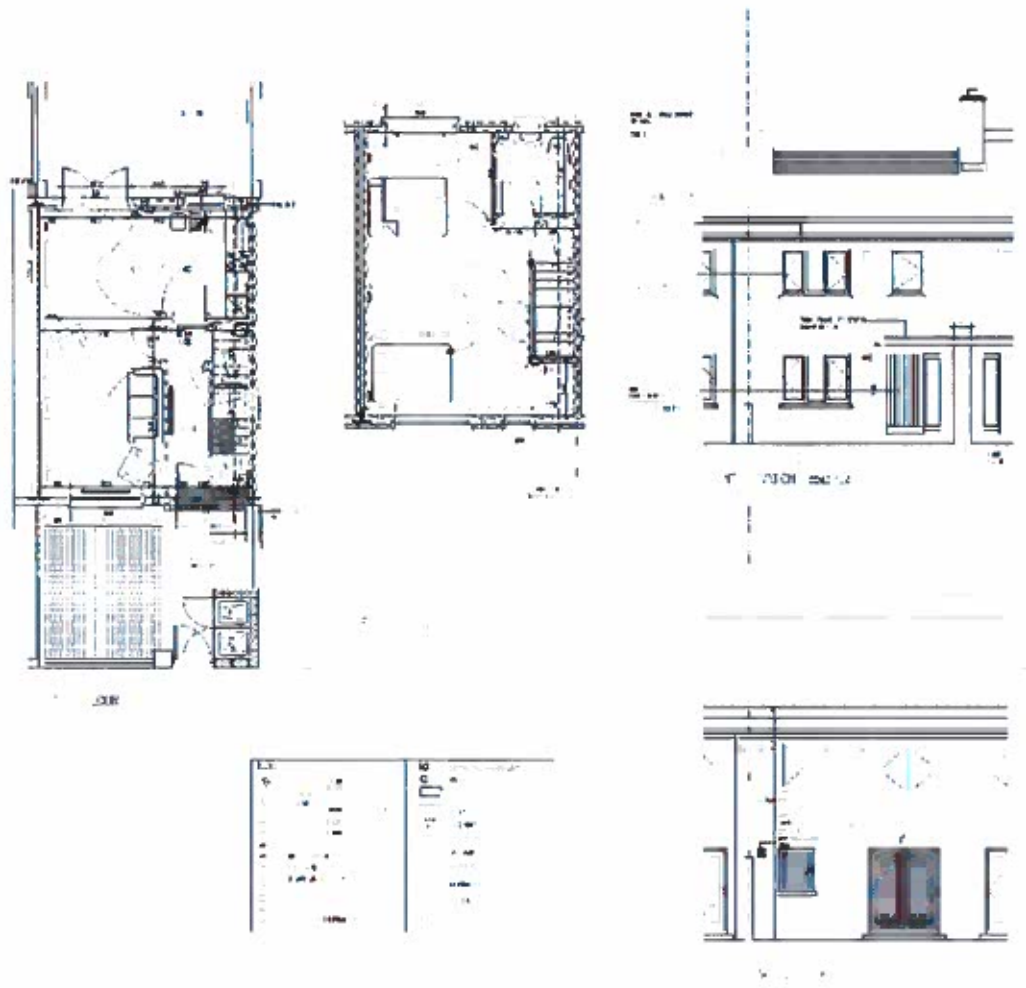
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Ground Floor		3		
1	2	6		Study
	3	8		Kitchen



Ground Floor	13	4		
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2.0 Site Location

2.1 Site Layout

2.1.1 No. xx, xxx is a two storey mid-terrace property in xxx north Dublin 15

2.2 GPS Co-Ordinates

2.2.1 The property position is indicated by an orange dot on Fig 2.1 below.
Associated ISTM co-ordinates for the location of the property are:- xxx, xxx.

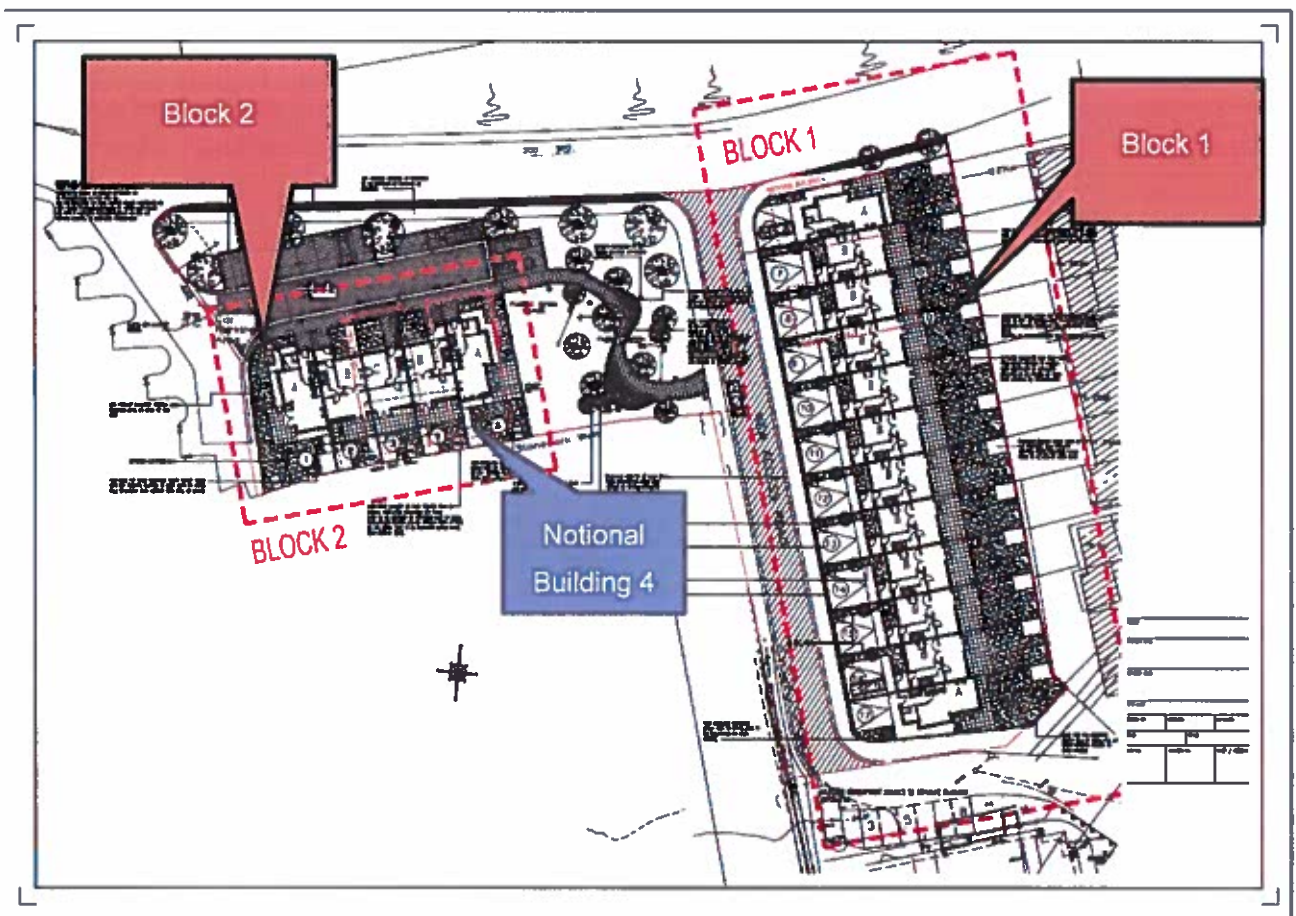


Figure 2.1 Property Location

3.0 Visual Inspection Findings

3.1 Sketches and Photographs of Observed Damage

- 3.1.1 Please refer to attached drawings and referenced photographs for instances of recorded damage.

3.2 Evaluation of Damage

- 3.2.1 Only damage which XXXX consider to be damage consistent with pyritic heave (Type A) is recorded in the evaluation of visual damage sheets (Table 3.2 below).
- 3.2.2 The attribute values of the observed damage are determined in accordance with Table B.1 of Annex B of IS 398-1:2013.

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Ground floor surface level (see floor level survey)		6	Timber flooring was lifted at patio door and cracking was noted in the concrete floor beneath. A displacement of 5mm was noted across the cracking.	Kitchen / Dining
		5	Tiled floor off level by 12mm over 1m at front door threshold.	Hallway
		6	Timber floor level by 6mm over 1m at patio door threshold. Lifted timber flooring at patio door threshold and a 0.8mm cracking was noted in slab. A section of self-leveller was blown and when a section was removed the floor slab was noted to have displaced upwards by 3mm relative to the rising wall.	Living Room
		6	Skirting on front wall displaced upwards by 10mm at junction of dividing wall with hall. Floor off level by 15mm at assumed ridge in floor. Skirting lifted at left hand side and right hand side of front wall, assumed crack in floor slab.	Living Room
		6	Lino lifted in kitchen area. 1.0mm cracking noted in the exposed concrete slab. Floor slab off level by 14mm and 7mm with 2m level centred on ridge.	Kitchen / Dining

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Fixtures and Fitting	1	-	Top of door to store shifted by 5mm.	Hallway
		6	Door to kitchen binds on tiled floor. Door requires force to open	Kitchen / Dining
		6	Door to living room binding on timber floor, does not catch on latch.	Living Room

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Walls / Partitions on Ground Floor	2	6	Diagonal 4.5mm crack at left hand side of door to living room, reduces to approx. 1mm at top of door.	Hallway
	3	4	Diagonal 0.5mm crack at right hand side of door to living room. Crack reduces to hairline at top of door.	Hallway
		0	Vertical 0.6mm crack at left hand side of door to store, crack reduced to hairline at ceiling.	Hallway
	4	6	Vertical 6.5mm crack at right hand side of door to store.	Hallway
	5, 6	6	Vertical 3.5mm crack at ceiling at junction of stud partition. Crack reduces to hairline at skirting.	Hallway
		2	Cracking at junction of party wall 17A and front wall.	Kitchen / Dining
	7	6	Horizontal 4mm crack at right hand side of door to hall, crack reduces to 1mm at top of door.	Living Room
		4	Diagonal 0.35mm crack at left hand side of door to hall, crack reduces to hairline at top of door.	Living Room
		0	Vertical 1.5mm crack at right hand side of door to hall, crack reduces to hairline at ceiling.	W.C.

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
Ground Floor Ceiling(s)		1	Cracking at wall / ceiling junction after front door.	Hallway
		1	Cracking at junction of dividing wall with living room at ceiling	Hallway
		1	Cracking at junction of ceiling and dividing wall with kitchen.	Hallway
		0	1mm crack in ceiling over left hand side of door to kitchen extends to dividing wall with living room.	Hallway
	8	7	10mm cracking in ceiling adjacent dividing wall with store.	Kitchen / Dining
	9	7	3.5mm cracking in ceiling extends from dividing wall with store to party wall with No. 17A.	Kitchen / Dining
	10, 11	10	Stud partition party wall with No. 17A is pushed up by 11m, cracking at wall / wall junction for full height.	Kitchen / Dining
		2	Cracking at junction of ceiling and party wall with No. 16.	Living Room
		2	Cracking at junction of fire place box out and dividing wall with hall at ceiling.	Living Room
		0	1mm crack at ceiling extends from fire place box out (left hand side) to party wall with No. 16, crack reduces to hairline as it extends.	Living Room
	12	10	Cracking at left hand side of door to hall, wall pushed by max of 6mm.	W.C.

ELEMENT GROUP	PHOTO REFERENCE	ATTRIBUTE VALUE	OBSERVATION IN ANY ROOM	LOCATION(S) IDENTITY /COMMENTS
External	13, 14	2	7 no. cracks at corner of doors and windows, diagonal and horizontal from hairline to 0.5mm approx.	Rear Elevation

Table 3.2 – Evaluation of damage

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 XXXXX, Engineer has been retained to carry out a Building Condition Assessment in accordance with the requirements of IS 398-1:2013 for submission to the Pyrite Resolution Board.

4.2 Conclusion

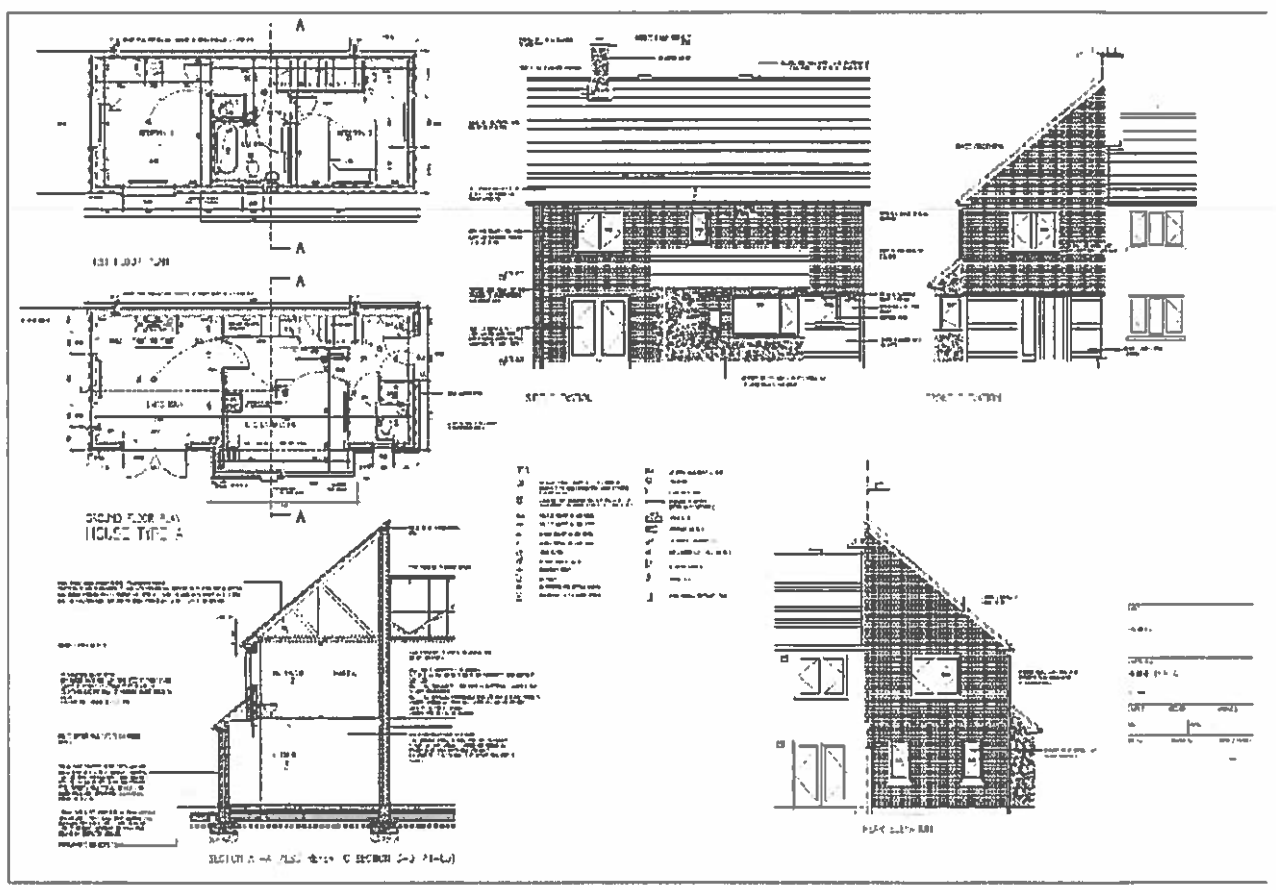
In accordance with the evaluation of the damage observed within the property and the assignation of the attribute values defined within IS 398-1:2013 it is my recommendation that a **Damage Condition Rating of 2** is applied to the building. A summary of the conclusions is presented in the Conclusions and Sign Off Template in Table 4.2 below.

Summary Conclusions and sign off template (To be read in accordance with the Table 3.2 – Evaluation of damage and associated sketches and photographs)				
Damage Category <i>Type A – Damage consistent with pyritic heave</i> <i>Type B – Damage consistent with other structural defects (other than pyrite heave)</i>	Photo Ref. No.	Damage description	Element Group	Attribute Value
A	N/A	Timber flooring was lifted at patio door and cracking was noted in the concrete floor beneath. A displacement of 5mm was noted across the cracking.	Ground Floor Surface Level	6
A	N/A	Door to kitchen binds on tiled floor. Door requires force to open	Fixtures and Fittings	6
A	2	Diagonal 4.5mm crack at left hand side of door to living room, reduces to approx. 1mm at top of door.	Walls / Partitions on ground floor	6
A	10, 11	Stud partition party wall with No. 17A is pushed up by 11mm, cracking at wall / wall junction for full height.	Ground Floor Ceiling(s)	10
A	13, 14	7 no. cracks at corner of doors and windows, diagonal and horizontal from hairline to 0.5mm approx.	External	2
I confirm that the findings from this Building Condition Assessment have been recorded in accordance with I.S. 398-1. NOTE The Building Condition Assessment is carried out by the Engineer from a ground level position. Recommendation: Damage Condition - Rating 2 _____ Signature : _____ Name (BLOCK CAPITALS) _____ Qualifications: _____ On behalf of: _____ Address: Tel: _____ Date: _____				

Table 4.2 – Summary Conclusions and Sign Off Template

APPENDIX A

Floor plan sketch



APPENDIX B

Photographs of damage observed

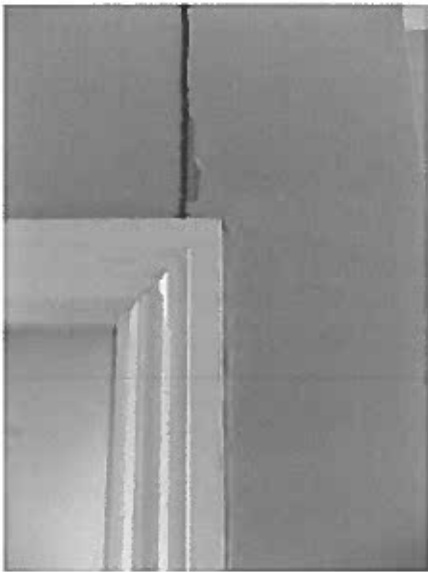


Photo 1



Photo 2

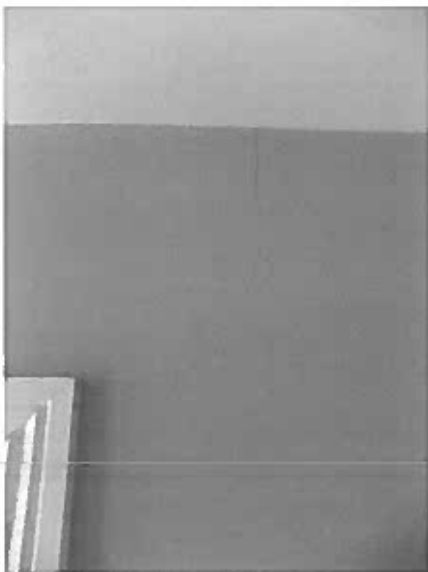


Photo 3

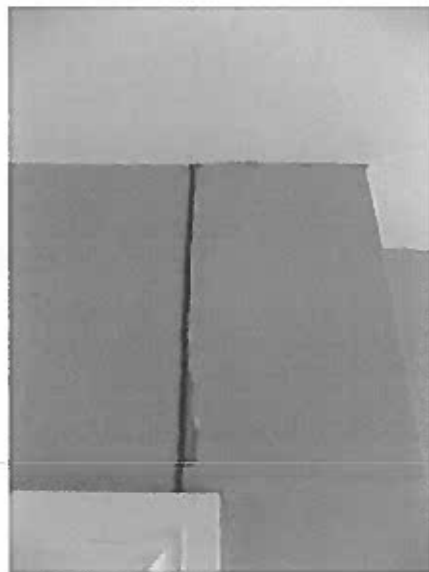


Photo 4



Photo 5

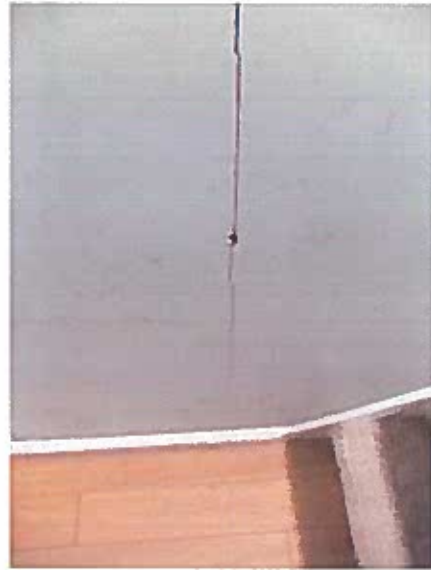


Photo 6

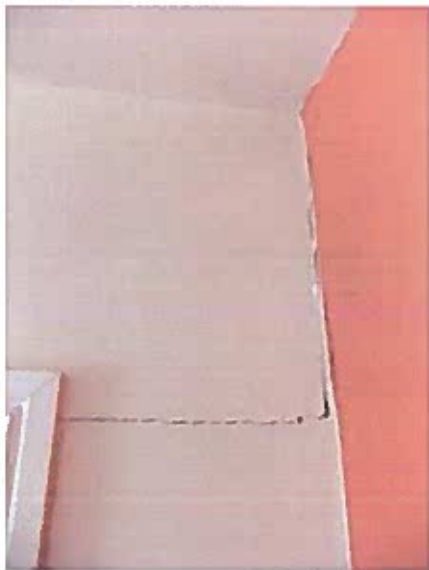


Photo 7



Photo 8



Photo 9



Photo 10

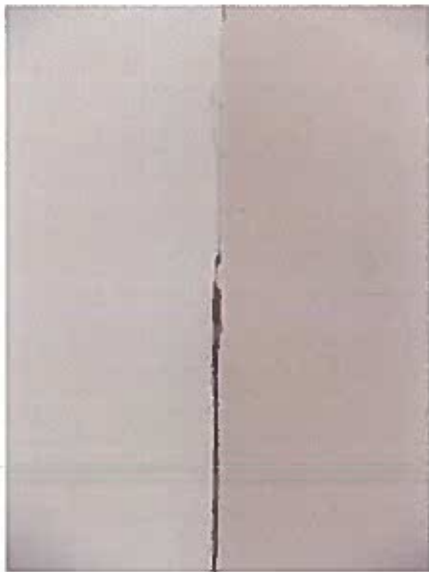


Photo 11



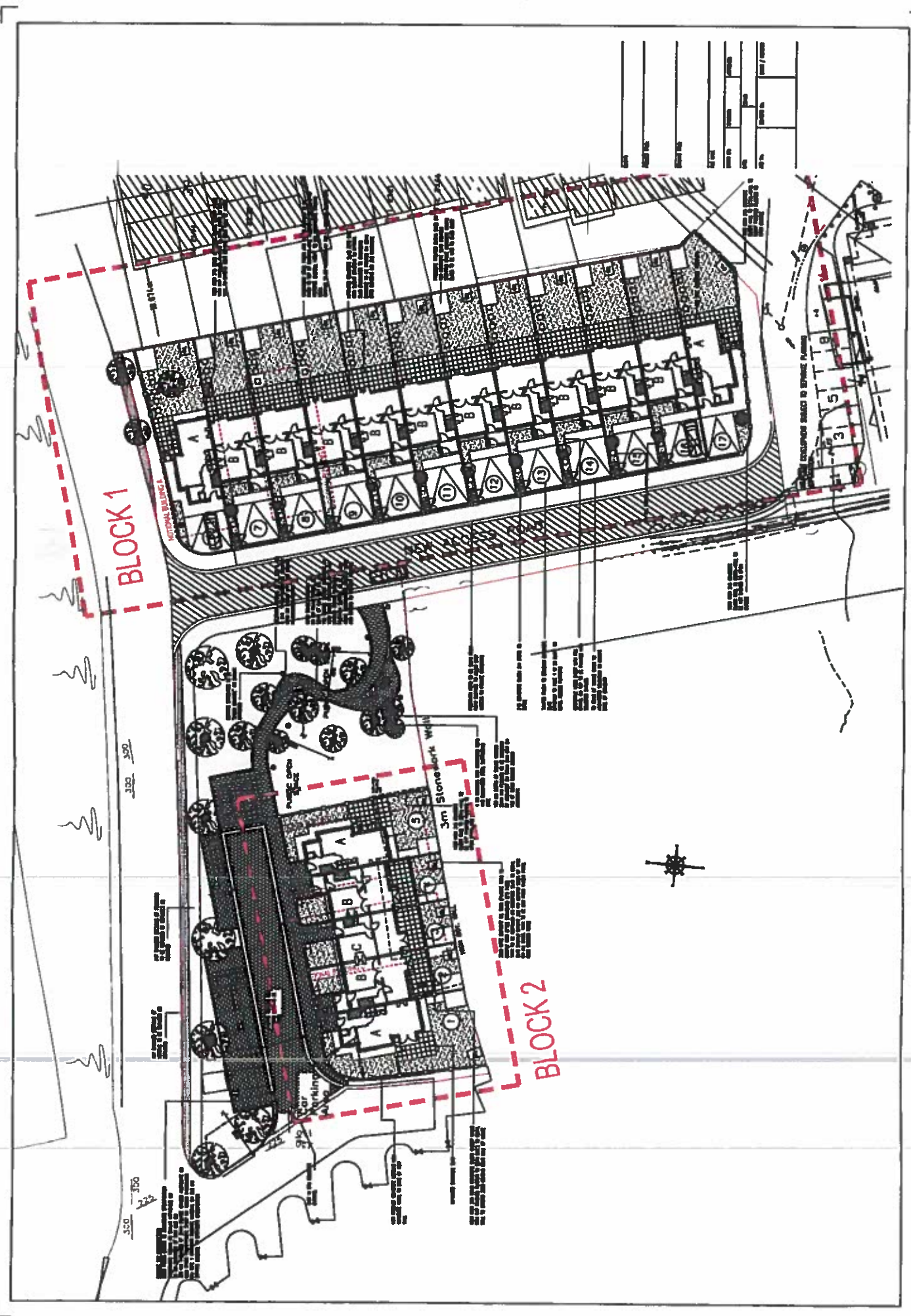
Photo 12



Photo 13



Photo 14





REAR ELEVATION SCALE 1:100



FRONT ELEVATION SCALE 1:100



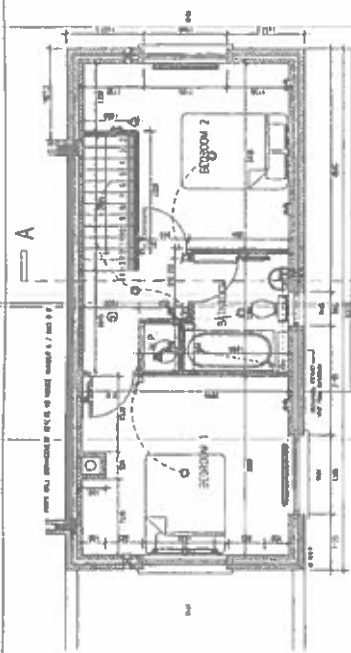
FRONT ELEVATION SCALE 1:100

BLOCK 2

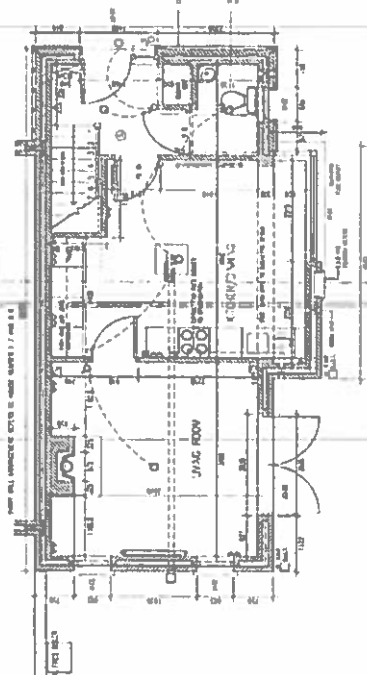


REAR ELEVATION SCALE 1:100

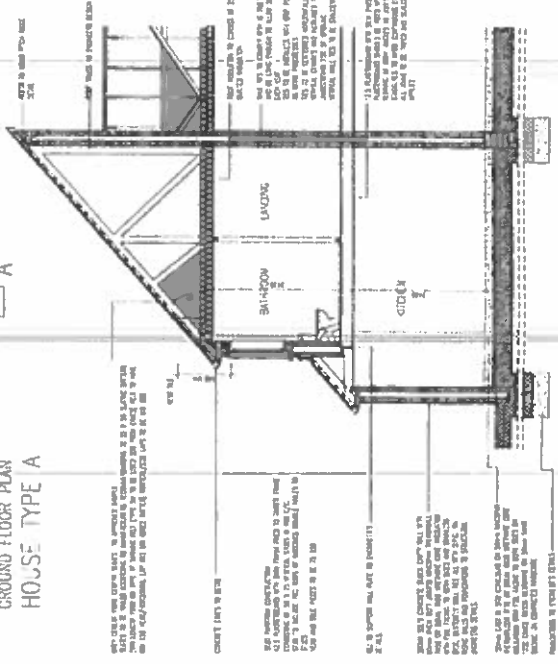
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EMAIL	10/10/2010
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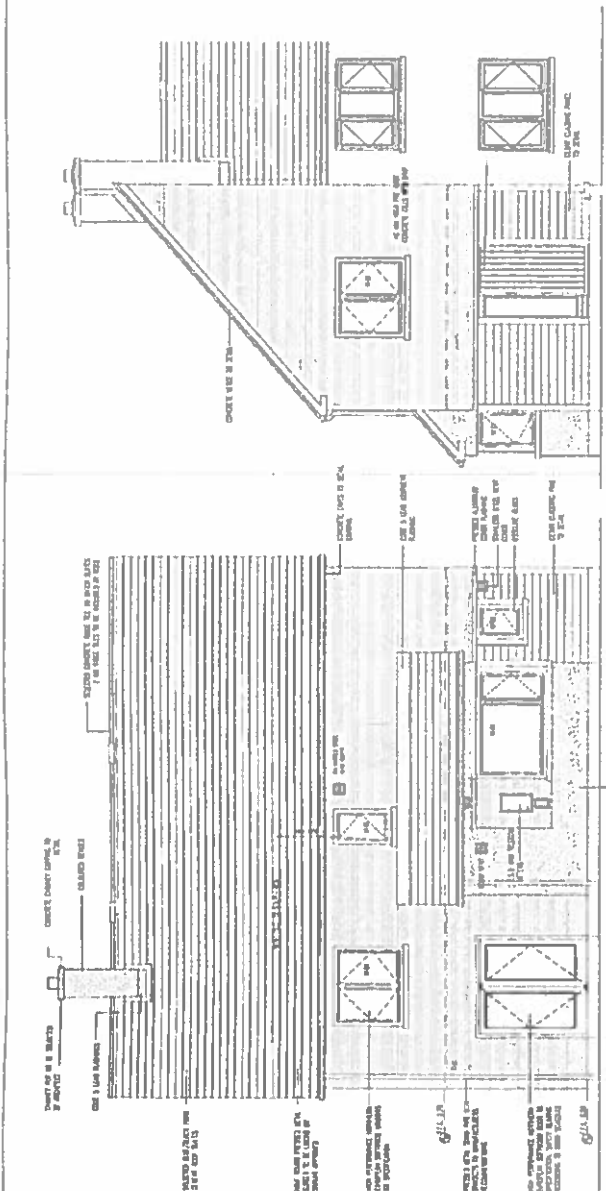
FIRST FLOOR PLAN



GROUND FLOOR PLAN
HOUSE TYPE A



SECTION A-A (ALSO REFER TO SECTION D-D, A4-03)



FRONT ELEVATION

SIDE ELEVATION

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HOUSE TYPE A

DATE: _____

PROJECT: _____

ARCHITECT: _____

ENGINEER: _____

CONTRACTOR: _____

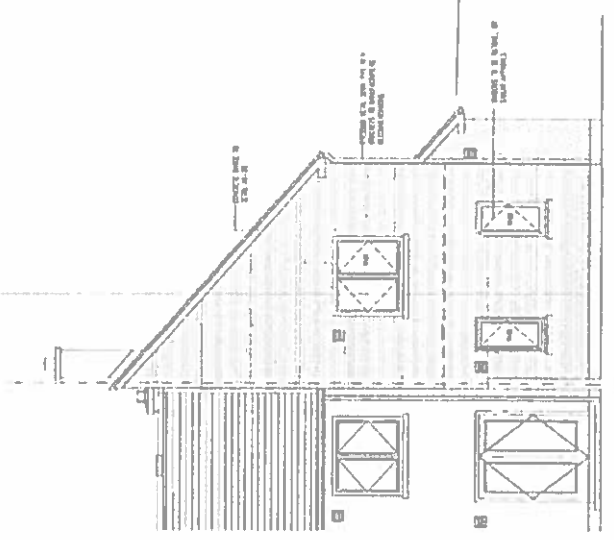
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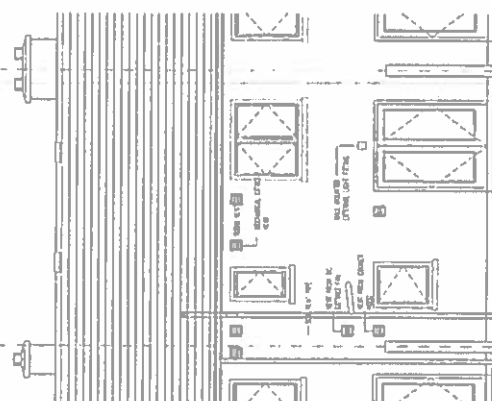
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REAR ELEVATION

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