

DMA ARCHITECTS

CONDITION REPORT

Building Survey & Assessment

Client: Marillac Housing Association
Property: Templemore Road, Roscrea, Co. Tipperary
Date of Inspection: 08 February 2024
Folio: TY35006
Eircode: E53EC67
Document Ref: DMA-CR-2024-001 Rev 1

Prepared by DMA Architects

01 Project Brief

Client: Marillac Housing Association

Property Address: Templemore Road, Roscrea, Co. Tipperary

Scope: Building Condition Survey

This Building Condition Survey constitutes an extensive visual inspection of the building fabric, associated services and site grounds. Where safely accessible, concealed areas were opened for examination. Services were not formally tested but were observed under normal operating conditions where practicable.

The report describes construction form and materials, assesses visible condition and identifies defects in order of significance. No assessment of legal title, land registry, site boundaries or planning documentation has been undertaken unless specifically requested in writing. This report should not be construed as a recommendation to proceed with or decline any property transaction.

Readers are directed to Section 07 of this document, which sets out the scope limitations applicable to all findings.

Date of Inspection: 08 February 2024

This survey was carried out and this report prepared by DMA Architects | MRIA

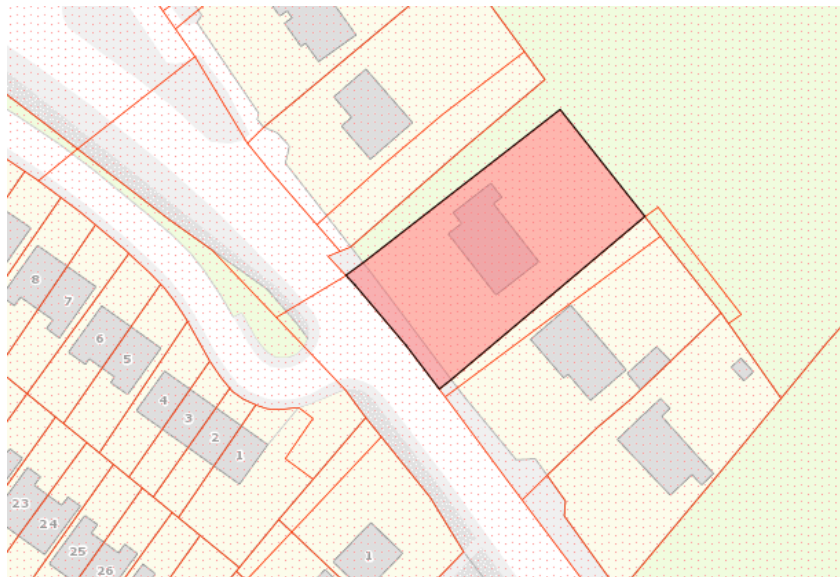
02 Introduction

The subject property is situated on Templemore Road, Roscrea, Co. Tipperary. Weather conditions at the time of inspection were overcast with intermittent rain, little wind and cool temperatures.

The property is briefly described as follows:

- A detached dormer bungalow constructed with masonry (concrete block) walls, concrete tile roof covering and a wet dash plaster finish applied to all external elevations.
- The dwelling comprises four bedrooms and one bathroom.
- Folio: TY35006 | Eircode: E53EC67

The site boundary under consideration is shown outlined in red on the Land Direct mapping extract below.



Site boundary map, extracted from landdirect.ie. The area highlighted in red is the site under consideration.

03 Executive Summary

The structural fabric of the building is assessed as being in moderate overall condition. Cracking has been observed in multiple locations, attributable primarily to inadequate bracing within the roof structure, which has in turn applied lateral loads to the two front bay window lintels. Key findings are summarised below:

- No evidence of subsidence or significant differential foundation settlement was identified during the inspection.
- Signs of probable roof spreading and distortion were noted. Whilst not extreme, this movement has produced visible cracking in the internal masonry blockwork, concentrated around the front bay windows and adjacent ceilings.
- No evidence of rising damp or significant moisture ingress through the building envelope was detected. Chimney-related water penetration is noted separately below.

Setting aside the structural cracking and roof-related concerns, the property is considered to be of generally satisfactory construction quality.

A perceptible damp odour was noted internally. This may originate from the suspended timber ground floors, which warrant further investigation by means of localised opening-up works, although no visible defects were apparent from the surface inspection.

Each room and aspect of the property has been individually assessed below; issues requiring attention are consolidated in Section 05 together with recommendations.

04 Building Condition

4.1 General Notes

- 4.1.1** No planning permission record has been identified on the Planning Authority's web-based system. Based on construction style and materials, the dwelling is estimated to pre-date June 1992. Modern Building Regulations therefore do not apply as a matter of course; they would only be applicable in the event of a major renovation or if the property were to be rented out, in which case the Residential Tenancies Board Minimum Rental Standards would apply.
- 4.1.2** Ceiling heights throughout the dwelling exceed the minimum 2.4 m recommended under the Technical Guidance Documents. Recorded heights include 2.694 m (Kitchen) [\[Ref photo 02\]](#) and 2.690 m (Bedroom 03) [\[Ref photo 54\]](#).
- 4.1.3** Detailed assessments of ventilation, floor finishes, windows and doors, and internal doors are presented in Schedules 01 to 04 within this section.

4.2 Sitting Room

- 4.2.1** The room is in satisfactory visual condition. Structural issues are noted below. [\[Ref photo 02\]](#)
- 4.2.2** The open fire surround and hearth are safe and secure. The fire backing is damaged and requires repair. An internal flue inspection was not carried out; however, the chimney is visibly lined with clay flue pots. Minor thermal cracking observed in the chimney breast is not considered structurally significant. [\[Ref photos 07, 08 & 09\]](#)
- 4.2.3** Cracking is present in the ceiling and in the vicinity of the bay window. See Section 4.13 for the probable cause. [\[Ref photos 10, 11, 12 & 13\]](#)

4.3 Kitchen

- 4.3.1** The room is in satisfactory visual condition with no structural deficiencies noted. [\[Ref photo 14\]](#)
- 4.3.2** The kitchen sink was operational and no leaks were observed. [\[Ref photo 19\]](#)

4.4 Utility Room

- 4.4.1** The room is in satisfactory visual condition with no structural deficiencies noted. [\[Ref photo 20\]](#)

4.5 Rear Living Room

- 4.5.1** The room is in satisfactory visual condition. Structural issues are noted below. [\[Ref photo 27\]](#)
- 4.5.2** The open fire surround and hearth are safe and secure, with the chimney visibly clay-flue-pot lined. Minor thermal cracking in the chimney breast is not considered structurally significant. [\[Ref photos 31, 32 & 33\]](#)
- 4.5.3** The chimney in this room is leaking extensively. The cause may be a cracked internal flue pot, defective flashing, a failed chimney capping, or a combination thereof. [\[Ref photo 34\]](#)
- 4.5.4** Cracking is present in the ceiling. See Section 4.13 for the probable cause. [\[Ref photo 35\]](#)

4.6 Bedroom 01 – Front Left

- 4.6.1** The room is in satisfactory visual condition. Structural issues are noted below. [\[Ref photo 36\]](#)

Note: the source survey cited photo 27 for this clause, which is captioned "Rear Living Room – no vent" elsewhere in the same document. Corrected to photo 36 ("Bedroom 01 first left – no vent") per client confirmation.

- 4.6.2** Damp patches are present on the front-facing wall, most likely caused by cold bridging at the in-situ concrete beam visible in the attic space above this area. [\[Ref photo 40; beam shown in Ref photo 88\]](#)
- 4.6.3** Cracking is present in the ceiling. See Section 4.13 for the probable cause. [\[Ref photo 41\]](#)

4.7 Bedroom 02 – Front Second Left

- 4.7.1 The room is in satisfactory visual condition. Structural issues are noted below. [\[Ref photo 42\]](#)
- 4.7.2 Cracking is present in the ceiling and around the bay window. See Section 4.13 for the probable cause. [\[Ref photos 46, 47, 48, 49, 50 & 51\]](#)
- 4.7.3 Built-in wardrobes are in functional condition. [\[Ref photo 52\]](#)

4.8 Bedroom 03 – Rear Right

- 4.8.1 The room is in satisfactory visual condition. Structural issues are noted below. [\[Ref photo 53\]](#)
- 4.8.2 Damp patches are present on the rear-facing wall. [\[Ref photo 58\]](#)
- 4.8.3 Cracking is present in the ceiling. See Section 4.13 for the probable cause. [\[Ref photo 59\]](#)
- 4.8.4 Built-in wardrobes are in functional condition. [\[Ref photos 60 & 61\]](#)

4.9 Bathroom

- 4.9.1 The room is in satisfactory visual condition with no structural deficiencies noted. [\[Ref photo 62\]](#)
- 4.9.2 The toilet, wash hand basin, bath and shower unit were all found to be in operational condition. [\[Ref photos 66, 67, 68 & 69\]](#)

4.10 Hall

- 4.10.1 The hallway is in satisfactory visual condition. Structural issues are noted below. [\[Ref photos 70 & 72\]](#)
- 4.10.2 Cracking is present in the ceiling. See Section 4.13 for the probable cause. [\[Ref photo 73\]](#)

4.11 Hot Press

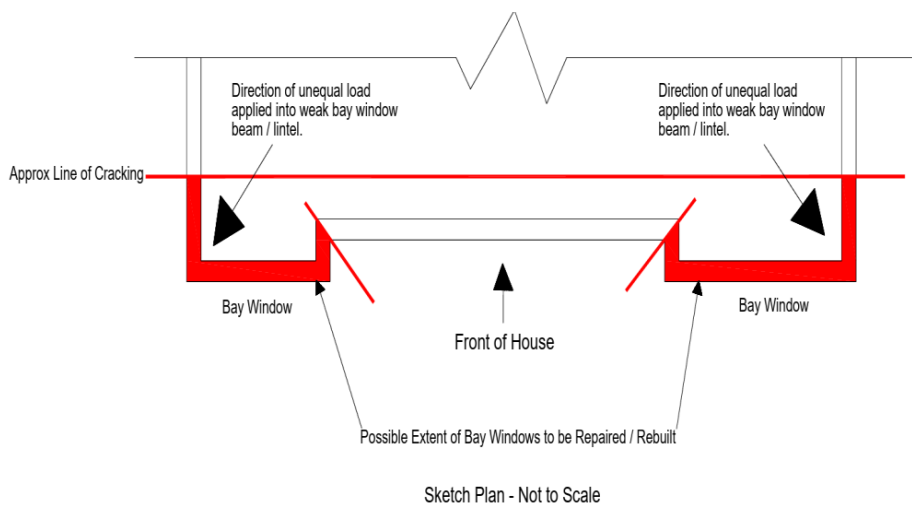
- 4.11.1 No evidence of damp or previous leakage. The hot water cylinder appears pre-lagged and in adequate condition. [\[Ref photos 75, 76, 77 & 78\]](#)
- 4.11.2 Pipework earthing and labelling (tagging) was not visible within the hot press.

4.12 Attic

- 4.12.1 Attic access is via a trap door in the ceiling located in front of the bathroom entrance. [\[Ref photo 82\]](#)
- 4.12.2 The roof is of traditional cut-rafter construction. Ceiling joists are undersized in cross-section and poorly jointed at their mid-span. The limited restraint provided by these joists has allowed the heavy concrete tile roof covering to spread outward. [\[Ref photos 83, 84, 85, 86, 87 & 88\]](#)
- 4.12.3 The roof structure is inadequately braced and supported. Purlin struts are minimal, and the purlin corner junctions show poor workmanship. [\[Ref photos 93, 94 & 95\]](#)
- 4.12.4 The sarking felt is bitumen-based (non-breathable type). [\[Ref photo 84\]](#)
- 4.12.5 Rafters, purlins and collar ties are generally in satisfactory condition with no apparent distortion or major structural defects.
- 4.12.6 Mineral wool insulation between the ceiling joists averages approximately 150 mm in depth, which is below current recommended levels. [\[Ref photo 89\]](#)
- 4.12.7 The cold water storage tank and associated pipework in the attic are inadequately insulated and uncovered. [\[Ref photo 90\]](#)
- 4.12.8 Both chimneys appear structurally sound; however, evidence of active water penetration around both chimney bases was observed from within the attic. [\[Ref photos 91, 92 & 96\]](#)

4.13 Structural Cracking

- 4.13.1** As described in the room-by-room assessments above, cracking is most pronounced in rooms on the front elevation, and is attributable to movement and structural weakness within the roof.
- 4.13.2** All cracks were assessed in accordance with BRE Digest 251 ('Assessment of Damage in Low-Rise Buildings'). Crack widths range from Category 01 (0.2–2 mm, defined as Fine – not usually structurally serious) to Category 02 (2–5 mm, defined as Moderate – likely to have structural significance, occurring at points of weakness). The majority are Category 01.
- 4.13.3** The two front bay windows represent the weakest points of the building envelope. Roof spreading has transferred lateral loads onto the bay window lintels, structurally compromising them.
- 4.13.4** The sketch below illustrates the direction of forces acting on the bay window lintels.



Sketch Plan (Not to Scale) — direction of forces acting on the bay window lintels.

4.14 Site Services – Foul Drainage & Water Supply

- 4.14.1** Foul Drainage: The system was functionally tested by operating toilets and taps. Flow was confirmed through to an external gully; however, no maintenance access manhole was identified. The manhole may have been obscured by the tarmac surfacing. Foul water is understood to discharge to the public sewer. [\[Ref photos 97, 98 & 99\]](#)
- 4.14.2** Water Supply: The dwelling is supplied via a metered connection to the public water mains. The meter was not operated during the inspection to avoid potential air-locking. [\[Ref photos 100 & 101\]](#)

4.15 Exterior of Dwelling

- 4.15.1** Concrete roof tiles appear in satisfactory condition as viewed from ground level.
- 4.15.2** Fascias, soffits and gutters are generally in acceptable condition from ground level. No soffit ventilation was observed.
- 4.15.3** The front elevation is in good condition with minor fine cracking in places. [\[Ref photos 102, 105 & 106\]](#)
- 4.15.4** The concrete path to the front of the dwelling exhibits significant cracking and is obstructing the sub-floor ventilation opening serving the suspended timber floor in the adjacent bedroom. [\[Ref photo 104\]](#)
- 4.15.5** The western elevation is in good condition with minor fine cracking in places. [\[Ref photos 107 & 108\]](#)
- 4.15.6** The rear elevation is in good condition with minor fine cracking in places. [\[Ref photos 109, 110, 111 & 112\]](#)
- 4.15.7** The eastern elevation is in good condition with minor fine cracking in places. [\[Ref photo 113\]](#)

4.16 Outbuilding 01 – Garage

4.16.1 The masonry walls and concrete floor slab are in acceptable structural condition. Both the front roller door and rear door are severely decayed and beyond repair. The roof structure is substantially deteriorated and approaching collapse. [\[Ref photos 114, 115, 116, 117, 118, 119 & 121\]](#)

4.17 Outbuilding 02 – Rear Shed

4.17.1 Walls and floor slab are in poor structural condition. The door is severely decayed and beyond repair. The roof is substantially deteriorated and approaching collapse. [\[Ref photos 120, 122, 123 & 124\]](#)

4.18 Outbuilding 03 – Boiler House

4.18.1 This structure is in very poor condition. The room is not fire-separated to an adequate standard and has insufficient ventilation. The flue sleeve material may contain asbestos and should be tested. [\[Ref photos 125, 126, 127, 128 & 129\]](#)

4.19 Ventilation — Schedule 01

Building Regulations relating to ventilation (TGD Part F) apply to buildings constructed after 1 June 1992. This dwelling is believed to pre-date that threshold; however, the following schedule records the ventilation status of each habitable room* for information purposes.

Room	Photo Ref	Vent Present	Comment
Sitting Room	01	No	Open fireplace present (combustion appliance)
Kitchen	15	Yes	Ventilation retrospectively installed
Utility Room	20	No	
Rear Living Room	27	No	Open fireplace present (combustion appliance)
Bedroom 01 – Front Left	36	No	
Bedroom 02 – Front Second Left	42	No	
Bedroom 03 – Rear Right	53	No	
Bathroom	62	No	
Hall	N/A	N/A	
Hot Press	N/A	N/A	
Attic	N/A	N/A	

* Habitable room: a room in a dwelling used for living or sleeping purposes but does not include a kitchen having a floor area of less than 6.5 m². (TGD Part F – Ventilation Regulations, p.10)

4.20 Flooring — Schedule 02

Kitchen, Hall, Bathroom and Utility Room floors are concrete slab construction. All remaining ground floor rooms are supported on suspended timber joists bearing on dwarf (sleeper) walls.

Room	Photo Ref	Material / Construction	Condition / Comments
Sitting Room	03	Carpet on suspended timber floor (vented)	Carpet in poor condition
Kitchen	16	Vinyl on concrete slab	Acceptable condition
Utility Room	21	Vinyl on concrete slab	Acceptable condition
Rear Living Room	28	Carpet on suspended timber floor (vented)	Carpet in poor condition
Bedroom 01 – Front Left	37	Carpet on suspended timber floor (NOT vented)	Strong damp odour; timber decay probable due to inadequate sub-floor ventilation

Room	Photo Ref	Material / Construction	Condition / Comments
Bedroom 02 – Front Second Left	43	Carpet on suspended timber floor (vented)	Carpet in poor condition
Bedroom 03 – Rear Right	55	Carpet on suspended timber floor (vented)	Carpet in poor condition
Bathroom	63	Carpet on concrete slab	Acceptable condition
Hall	70 & 71	Carpet over concrete slab; tiles visible beneath	Floor tiles and adhesive under the carpet are likely to contain asbestos

4.21 Windows & External Doors — Schedule 03

Windows are generally uPVC framed with double-glazed units and are in good condition, appearing to have been installed relatively recently (estimated within the last ten years). Fire escape opening lights* are generally provided to habitable rooms as required under current Building Regulations.

Room / Location	Photo Ref	Condition	Comment
Sitting Room	04 & 05	Good	
Kitchen	17	Good	
Utility Room – Windows	22	Good	
Utility Room – Rear Door	23 & 24	Fair	Hardwood; possibly the original door. Requires sanding and repainting.
Rear Living Room	29	Good	
Bedroom 01 – Front Left	38	Good	
Bedroom 02 – Front Second Left	42	Good	
Bedroom 03 – Rear Right	56	Good	
Bathroom	64	Good	
Hall – Front Door	74	Good	

Note: the source survey's Schedule 03 listed photo 34 against Bedroom 02's window, but photo 34 is captioned "Chimney leaking" and is cited elsewhere (Section 4.5.3) against the Rear Living Room chimney. Corrected to photo 42 per client confirmation.

** TGD Part B – Fire Regulations, page 25, section 1.3.7.1: an emergency escape window "should have an openable section which provides an unobstructed clear open area of at least 0.33 m². The height should be not less than 450 mm. The width should be not less than 450 mm. The opening section should be capable of remaining in the position which provides this minimum clear open area."*

4.22 Internal Doors — Schedule 04

Internal doors are generally plain flush doors of basic quality, typical of the original installation. All were found to operate satisfactorily.

Room	Photo Ref	Condition	Comment
Sitting Room	06	Fair	Not warped; closing satisfactorily
Kitchen	18	Fair	Not warped; closing satisfactorily
Utility Room	25	Fair	Not warped; closing satisfactorily
Rear Living Room	30	Fair	Not warped; closing satisfactorily
Bedroom 01 – Front Left	39	Fair	Not warped; closing satisfactorily
Bedroom 02 – Front Second Left	45	Fair	Not warped; closing satisfactorily
Bedroom 03 – Rear Right	57	Fair	Not warped; closing satisfactorily
Bathroom	65	Fair	Not warped; closing satisfactorily
Hall	N/A	Fair	Not warped; closing satisfactorily
Hot Press	N/A	Fair	Not warped; closing satisfactorily

05 Summary & Recommendations

5.1 Issues Requiring Immediate Attention

- 5.1.1 Ventilation (Schedule 01):** Permanent ventilation openings should be incorporated throughout the dwelling during any forthcoming renovation works.
- 5.1.2 Suspended Floor – Bedroom 01:** The sub-floor timbers are likely to have suffered decay as a consequence of inadequate ventilation. Full floor replacement is considered probable.
- 5.1.3 Chimney Repairs:** Both chimneys exhibit active water penetration. The root cause (cracked flue pot, defective flashing or failed capping) must be identified and remedied by a competent tradesperson. If chimneys are no longer required, they should at minimum be reduced to below roof level and the opening sealed. [\[Ref photos 34, 91, 92 & 96\]](#)
- 5.1.4 Roof Structure:** The following strengthening measures are recommended [\[Ref photos 93, 94 & 95\]](#):
- 5.1.4.1** Installation of additional collar ties.
 - 5.1.4.2** Heavier ceiling joists to be bolted alongside existing joists and connected to rafters.
 - 5.1.4.3** Steel strapping to be applied to purlin corner junctions.
 - 5.1.4.4** Additional struts to be installed beneath purlins.
- 5.1.5 Bay Windows:** Subject to further investigation and detailed structural design, full rebuilding of both front bay windows incorporating structural steelwork and replacement lintels is likely to be necessary. Associated internal making-good works will also be required.
- 5.1.6 Foul Drainage:** An inspection/maintenance manhole should be installed in the foul drainage system to facilitate future clearance works. [\[Ref photo 99\]](#)

5.2 Issues Requiring Attention in the Future

- 5.2.1 Potential Asbestos-Containing Materials:** The flue sleeve in the external boiler house [\[Ref photo 129\]](#) and the floor tiles (and their adhesive) beneath the hall carpet [\[Ref photo 71\]](#) may contain asbestos. This report does not constitute a specialist asbestos survey and other materials within the building may also be affected. A Refurbishment/Demolition Asbestos Survey (RDAS) is required before any upgrade, refurbishment or demolition works commence. Specialist testing companies operating in this area include:
- Nore Asbestos Removal — Grennan Woods, Thomastown, Co. Kilkenny. Tel: 056 7724144
 - Emerald Environmental Technologies Ltd — 16 Brotherton, Sleaty St, Graigue, Carlow, Co. Laois, R93 P8X0. Tel: 01 9039202
- 5.2.2 Rear Door:** Sand back and repaint to maintain weatherproofing. [\[Ref photo 24\]](#)
- 5.2.3 Open Fireplaces:** Consider installing closed stoves in lieu of the existing open fires to improve energy performance and thermal efficiency. If chimneys are retained, lining is recommended to extend their serviceable life and to prevent further cracking. If a chimney/opening is no longer required it should be suitably blocked to prevent heat loss.
- 5.2.4 Cold Bridging / Damp at Bedroom 01 Front Wall:** Internal dry-lining or external insulation wrapping may be required to eliminate the cold bridge at the in-situ concrete beam and prevent further dampness. [\[Ref photos 40 & 88\]](#)
- 5.2.5 Roof Ventilation:** Roof vents above insulation level should be installed to front and rear slopes to allow moisture dispersal, particularly important given the non-breathable sarking felt currently in place. [\[Ref photo 84\]](#)
- 5.2.6 Attic Insulation:** Increase mineral wool insulation depth from the current 150 mm to improve energy efficiency. [\[Ref photo 89\]](#)
- 5.2.7 SEAI Energy Grants:** Given the age of the property, it is likely eligible for SEAI individual or deep retrofit grants. Further information is available at seai.ie (Home Energy Upgrades).

- 5.2.8 Soffit Ventilation:** Suitable ventilation should be installed to the eaves soffits.
- 5.2.9 Front Concrete Path:** The cracked path should be replaced; in doing so, the sub-floor ventilation opening to Bedroom 01 must be reinstated and kept unobstructed. [\[Ref photo 104\]](#)
- 5.2.10 Garage (Outbuilding 01):** New roof and replacement doors required as a minimum. [\[Ref photos 114, 115, 116, 117, 118 & 119\]](#)
- 5.2.11 Rear Shed (Outbuilding 02):** Demolition and reconstruction is recommended. [\[Ref photos 120, 122, 123 & 124\]](#)
- 5.2.12 Boiler House (Outbuilding 03):** Demolition and reconstruction is recommended following asbestos testing and removal. [\[Ref photos 125, 126, 127, 128 & 129\]](#)
- 5.2.13 Front Boundary Wall:** Partial reconstruction required due to failing stone cladding. [\[Ref photos 130 & 131\]](#)

Note: the source survey cited this same boundary-wall finding twice with two different photo numbers ("135 & 136" in one place, "130 & 131" in another) — but the photographic record contains only 131 photos in total. Photos 130 & 131 confirmed as correct per client.

5.3 Mechanical & Electrical Installations

A forensic assessment of electrical and mechanical services was outside the scope of this inspection. The following specialist reports are recommended prior to any transaction proceeding.

5.4 Electrical Installation

- 5.4.1** A new smart meter has been installed in the utility room. [\[Ref photo 26\]](#)
- 5.4.2** The consumer unit (distribution board) is located in the hall lobby adjacent to the bathroom. All MCBs were in the upright (on) position. [\[Ref photo 81\]](#)
- 5.4.3** Pipework earthing and labelling was not visible at the hot press or elsewhere within the dwelling.
- 5.4.4** The electrical installation appears in poor visual condition. An ETCI Periodic Inspection Report (PIR) by a registered electrical contractor is strongly recommended. A complete rewire of the dwelling should be anticipated. [\[Ref photo 80\]](#)

5.5 Heating & Plumbing

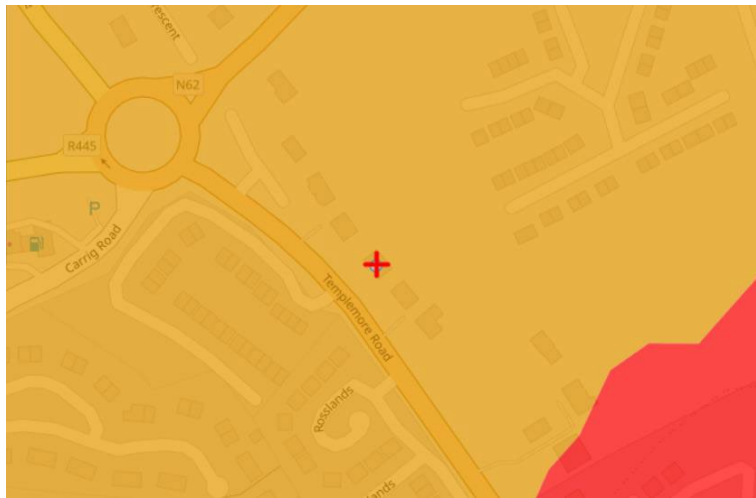
- 5.5.1** The oil storage tank is a steel vessel housed within the rear shed. This is considered low quality and replacement will likely be required. Replacement tanks should not be located within an enclosed shed.
- 5.5.2** The boiler is a Grant 90-120 Euro Flame oil-fired unit. The boiler body is old; however, the burner appears relatively modern and has probably been replaced. The boiler was operated during the inspection and was found to heat radiators. [\[Heating controls: Ref photo 77; boiler: Ref photos 127, 128 & 129\]](#)
- 5.5.3** A Periodic Inspection Report (PIR) from an OFTEC-registered technician is recommended to confirm that the heating installation is safe, in proper working order, and that all radiators and heating appliances are functioning correctly.

5.6 Radon Risk

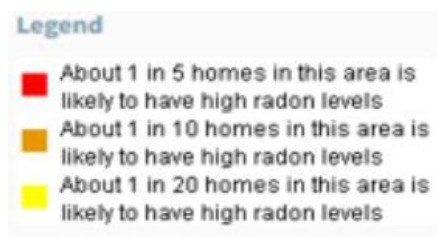
Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from 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. This can pose a significant health hazard to occupants by increasing the risk of lung cancer.

Radon levels were not measured during this inspection, as monitoring requires a period of several months. The property is located in an area identified by the EPA/RPII as generally susceptible to radon

(approximately 1 in 10 homes in this area is likely to have elevated radon levels, per the EPA map's own legend for this location — see map below). It is recommended that a radon monitor be installed within the dwelling for a period of time to accurately ascertain the level normally found within the property. Monitors can be arranged from the Radiological Protection Institute of Ireland, 3 Clonskeagh Square, Clonskeagh Road, Dublin 14. Telephone: 01 2697766. There is a modest charge for this service and measurements may take some months. If elevated levels are found, remedial works are available.



Map extract from the EPA National Radon Map (red cross indicates the house location). Source: EPA Maps – EPA Radon Mapping.



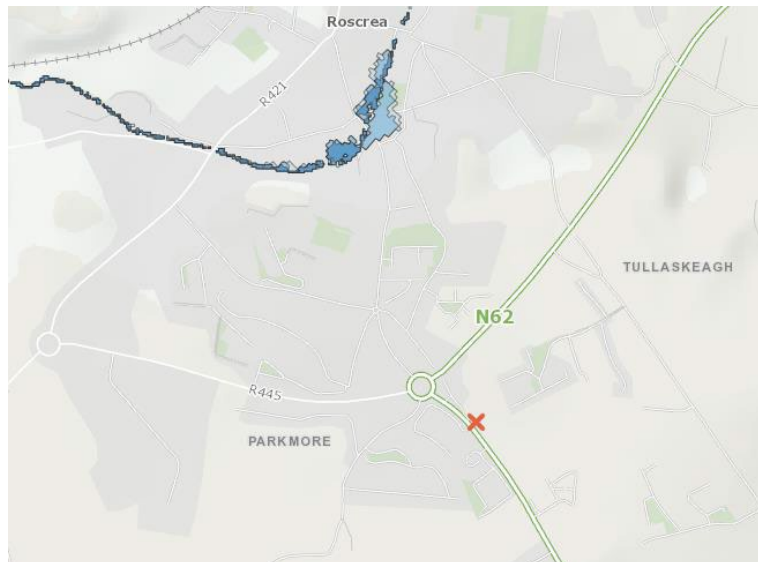
For further information regarding radon testing, visit the EPA testing website: Radon testing | Environmental Protection Agency (epa.ie).

5.7 Invasive Species

No evidence of Japanese Knotweed, Giant Hogweed or other invasive plant species was observed on the site.

5.8 Flood Risk Assessment

No recorded flood events are noted in the vicinity of the property in OPW (Office of Public Works) CRRAM River Flood Extents mapping. The extent of any previous flooding in the wider area is shown in blue on the map below; the property does not appear to lie within a mapped flood extent zone. However, OPW mapping is broad in nature and may not capture all localised flooding risks. It is recommended that insurance insurability be confirmed with a prospective insurer before proceeding with a transaction, including confirmation that the property has had no previous flood-related claims.



Map extract from the Office of Public Works flood data (red X indicates the property). Source: Flood Maps – Floodinfo.ie.

5.9 Planning Permission

A formal planning search has not been undertaken as part of this commission; it is assumed the vendors can provide compliance certification. Should such documentation not be forthcoming, further investigation into the planning status of the dwelling and all outbuildings should be undertaken. A Certificate of Compliance with planning permission is recommended.

5.10 Site Boundaries

Site boundaries are generally definable and consistent with the folio mapping. A well-established hedgerow forms the south-eastern boundary.

The front boundary wall is in poor structural condition, with stone cladding detaching, and partial reconstruction is recommended. [\[Ref photos 130 & 131\]](#)

06 Photographic Report — As Recorded

The following photographs form the evidential record underlying the assessments in Section 04 and Section 05 above, and are referenced throughout this report as "Ref photo NN". Captions reproduce the original site notes made at the time of inspection where available.



Photo 001 — Sitting Room - no vent



Photo 002



Photo 003 — Carpet on wood vented floors



Photo 004



Photo 005



Photo 006



Photo 007



Photo 008 — Damaged



Photo 009 — Clay lined

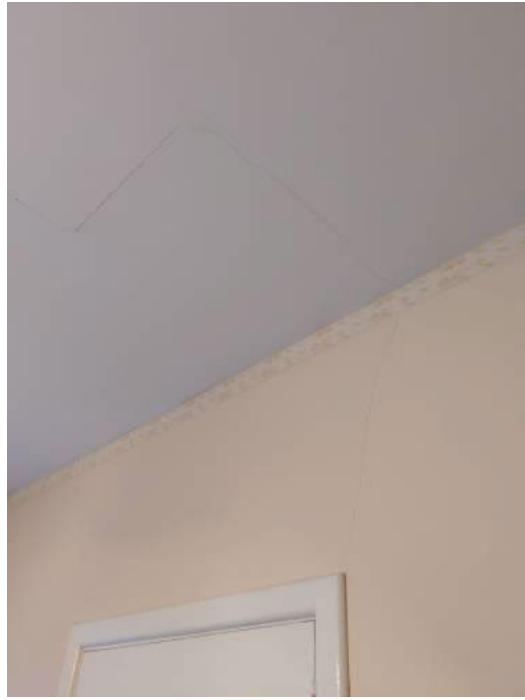


Photo 010 — Cracking

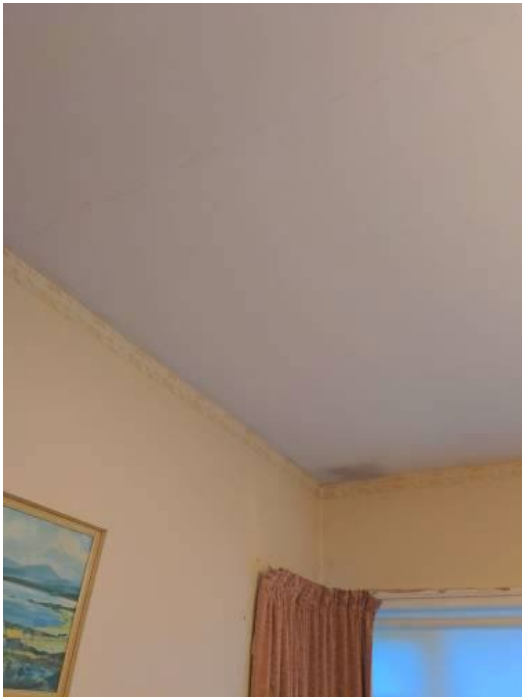


Photo 011 — Cracking



Photo 012 — Cracking



Photo 013 — Cracking



Photo 014 — Kitchen



Photo 015 — Retrospectively installed



Photo 016 — Vinyl on concrete



Photo 017



Photo 018



Photo 019

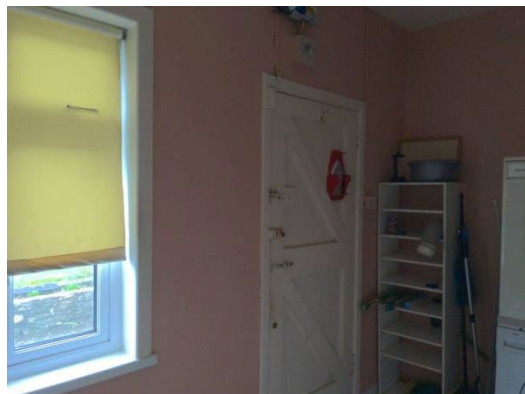


Photo 020 — Utility Rm - no vent



Photo 021 — Vinyl on concrete



Photo 022



Photo 023



Photo 024

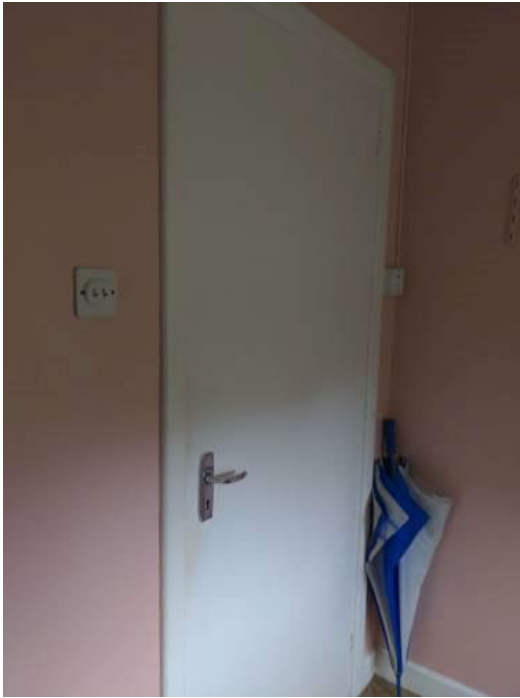


Photo 025



Photo 026



Photo 027 — Rear living Room - no vent



Photo 028 — Carpet on timber



Photo 029



Photo 030



Photo 031 — Great quality marble fire place



Photo 032



Photo 033 — Clay lined



Photo 034 — Chimney leaking

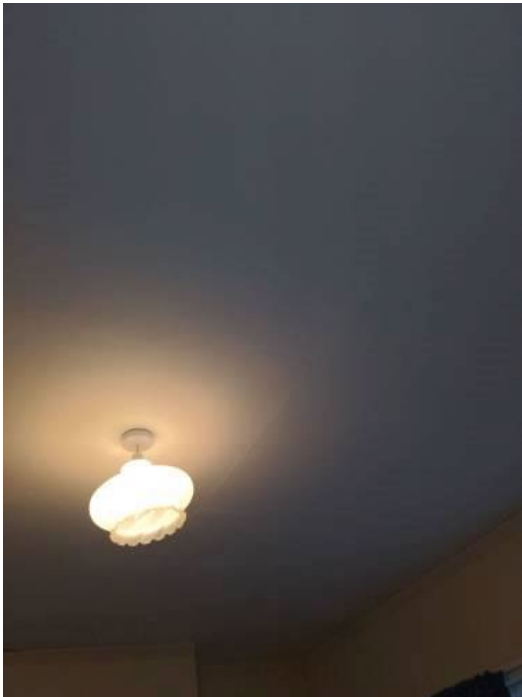


Photo 035 — Multiple cracks in the ceiling



Photo 036 — Bedroom 01 first left - no vent



Photo 037 — Carpet on timber, not vented



Photo 038



Photo 039



Photo 040 — Damp



Photo 041 — Cracking in ceiling



Photo 042 — Bedroom 02 second left - no vent



Photo 043 — Carpet on timber



Photo 044



Photo 045



Photo 046 — Cracking from the bay window

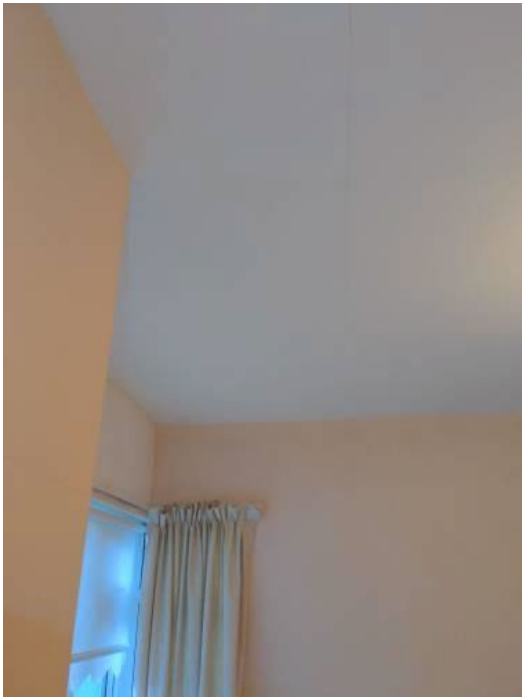


Photo 047 — Cracking in line with front window

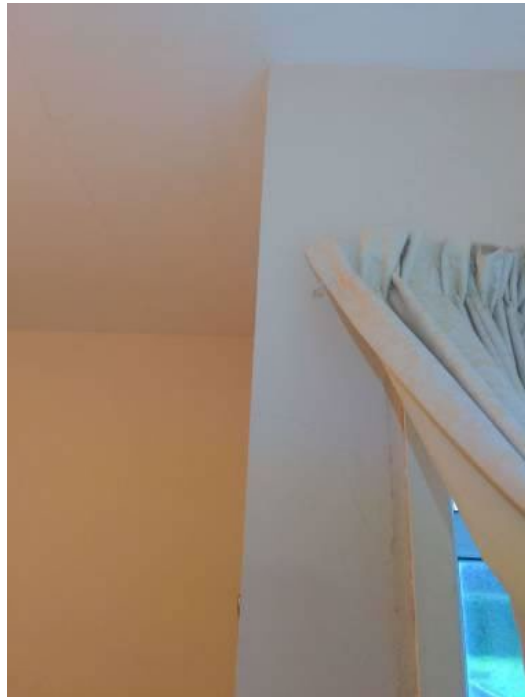


Photo 048



Photo 049 — Cracking



Photo 050 — Cracking



Photo 051 — Cracking, filled previously by decorator



Photo 052



Photo 053 — Bedroom 03 last right - no vent



Photo 054



Photo 055 — Carpet on timber



Photo 056



Photo 057



Photo 058 — Damp

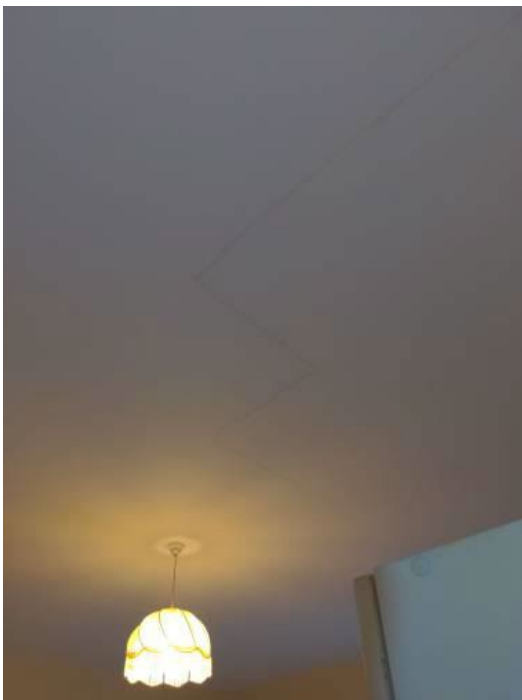


Photo 059 — Cracked



Photo 060



Photo 061



Photo 062 — Bathroom - no vent



Photo 063 — Carpet on concrete



Photo 064



Photo 065



Photo 066



Photo 067



Photo 068



Photo 069



Photo 070 — Hall



Photo 071 — Possible asbestos tiles



Photo 072



Photo 073 — Cracking in the direction of the weak point



Photo 074



Photo 075 — Hot Press



Photo 076



Photo 077 — Boiler was working



Photo 078



Photo 079



Photo 080



Photo 081



Photo 082 — Attic



Photo 083



Photo 084 — Bitumen based sarking felt



Photo 086

Photo 085 — Poorly jointed joists, light in cross-section



Photo 087 — In-situ concrete beam to the front of the house



Photo 089 — 150mm of insulation



Photo 088



Photo 090



Photo 091 — Flashing and or cracked clay flue pot



Photo 092



Photo 093 — No support



Photo 094 — 2.2m Purlin cantilever



Photo 095



Photo 097

Photo 096 — Leaking



Photo 098



Photo 099 — No manhole



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105 — Bay window cracked



Photo 106 — Fine cracking



Photo 107



Photo 108 — Vents for wood floors



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114 — Out Building 01



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121 — Poor quality roof



Photo 122 — Outbuilding 02



Photo 123



Photo 124



Photo 125 — Outbuilding 03 boiler house



Photo 126



Photo 127



Photo 128



Photo 129 — No venting



Photo 130 — Stone cladding falling away.



Photo 131

07 Scope and Limitations of This Inspection

Terms and Conditions

Any person relying upon the contents of this report does so on the understanding that the following provisions define the extent and limitations of the inspection and form an integral part of this document.

This inspection is confined to areas that are visually accessible and reasonably safe to inspect. The inspector shall not inspect any area of the property considered dangerous or hazardous to health and safety. The purpose is to provide the client with an overview of the general condition of the property's principal fabric and components at the time of inspection.

Cosmetic deterioration is considered normal wear and tear and is outside the scope of this inspection unless it represents a materially significant defect. Observations regarding cosmetic matters may nonetheless be included where they assist in interpreting other findings.

The inspector can only render a visual report on the functional condition of the structure and components at the time of inspection. No warranties or guarantees are given in respect of any inspected component. The report is limited to conditions observed on the date of inspection and cannot address future failure of any element.

The heating, plumbing and electrical installations were not formally inspected as part of this commission; specialist reports are recommended separately. Likewise, the operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and telecommunications cabling or systems has not been tested. As a matter of course, and in the interests of safety, all prospective purchasers should have a separate electrical report carried out by a licensed electrician.

This inspection may not identify all deficiencies and is intended to reduce, not eliminate, transactional risk. Not all defects can be detected by a general visual survey.

The inspector accepts no responsibility for defects that are not reasonably visible, are below ground level, are concealed behind finished surfaces (such as plumbing, drainage, heating, ventilation, insulation or wiring), or were obscured by floor coverings, furnishings, personal effects, vehicles, vegetation, debris, soil or other materials.

Areas inaccessible for reasons of safety or physical restriction, including roof voids, sub-floor cavities and areas at height, may not have been fully inspected. This may include roofs, subfloor areas and ceiling cavities and other high, constricted or dangerous areas for which inspection is not permitted under Occupational Safety and Health regulations. The client accepts that the inspector may not detect some defects because a defect may only occur intermittently, or may have been deliberately concealed.

Nothing in this report implies that inaccessible areas are free from defects, latent or otherwise. No liability is accepted for latent defects not detectable under a visual inspection, and none is accepted without interference with, or removal of, any part of the structure, fixtures or fittings within the building.

The report does not contain any assessment or opinion in relation to any item that is the subject of a Special Purpose Property Report, or any matter whose inspection or assessment is solely regulated by statute. Special Purpose Property Reports include comment on matters such as: common property areas; environmental concerns including sunlight, privacy, streetscape and views; proximity of the property to flight paths, railways, busy traffic or other neighbourhood issues; noise levels; health and safety issues including the presence of asbestos or lead; heritage concerns; security or fire protection; analysis of site drainage apart from surface water drainage; swimming pools and spas; detection and identification of illegal or unauthorised building and plumbing work; and durability of exposed finishes.

The report does not purport to be a geological assessment of foundation integrity or soil conditions, nor does it cover the condition of gas or motorised appliances.

The report is limited (unless otherwise noted) to the main structure on the site and any other building, structure or outbuilding specifically named within the report.

Limitations

The report is prepared solely for the benefit of the named client. No liability or responsibility is accepted to any third party who may rely upon its contents, whether in whole or in part. No liability shall be accepted on account of the report's failure to notify any problems in any area or section of the property that was physically inaccessible for inspection, or to which access was denied.

Shower Recesses (where applicable): tests may be made on shower recesses to detect leaks, where water is connected. These tests may not reveal leaks or show incorrect waterproofing if a silicone or masonry sealant has been applied prior to inspection — such an application is a temporary waterproofing measure that may last for some months before breaking down. Testing is limited to running water within the recess and visually checking for leaks over a short period; prolonged use may reveal leaks not detected at the time of inspection, and the absence of an observed leak does not necessarily mean the shower does not leak.

Where indicative cost guidance is provided, such figures are opinions and estimates only and should be treated as approximate orders of magnitude. Prices vary considerably in the building industry; independent quotations from suitably qualified contractors should be obtained on any significant item before reliance is placed on any cost indication.

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