



SJK Engineering & Surveying Ltd.

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Client: HSE South Capital and Estates,

Premises: Ballyseedy House, Ballyseedy, Tralee, Co. Kerry V92RX49

Report: This report is based on a visual only and did not entail the opening up of works which had been fully or substantially completed, were inaccessible or otherwise obscured from view on the said date of inspection of the 9th of July 2026. No planning documents were available to me on the day of my inspection.

Basic Description:

Detailed single storey dwelling which is constructed on its own site with frontage onto a public road. The dwelling appears to have been constructed in the 1970's / 80's and was constructed prior to the implementation of the Building Control Act 1990 and the original build would be exempt from having to comply with Building Regulation requirements. This should be qualified with contract documents.

Separate work sheds to front of dwelling and separate domestic shed to rear of dwelling with a separate glasshouse.



Front Elevation





The external sheds would not qualify as exempted development.

An up-to-date Opinion on Compliance with Planning and Building Regulations should be supplied with contract documents for the dwelling / sheds and glasshouse as constructed and should also certify if the drainage systems have been constructed in compliance with planning requirements.

Construction + Comment on Structure (House):

Floor - The ground floor of the dwelling house is of concrete construction with floor coverings in place.



Skirting when tested are dry

The ground floor has floor finishes in place, and all areas are structurally visually in good condition.

The original floor will be constructed with little to no insulation at the time the dwelling was originally constructed.

The dwelling is not constructed with a radon membrane for Radon protection as this was not applicable when the dwelling was constructed.

The ground floor is reasonable level but not fully level and if new floor coverings were to be installed in the future some repairs to levels at some locations would be required. Also, if new floor coverings were to be installed, I would recommend that the existing concrete surface is suitably treated to prevent the risk of any moisture ingress from the floors.

No level access doors for entry to the dwelling where improvement works might / will be required for the proposed use of the dwelling.

Walls - All exterior walls are built with block work where a cavity should be installed. The insulation qualities of the cavity cannot be qualified, and I would have a concern as to the quality of any insulation that might be installed.



There are visible signs that the cavity might have been pumped as part of previous improvement works.

Plaster finish to external of dwelling.

Internal walls are all generally of block work construction.

All structural walls of the dwelling are in good condition but there are some issues present which I outline as follows:



- Slight plaster crack at front left corner.



- Slight plaster crack internally at this front left corner location.

The cracks that are present are not a structural concern in their present condition. I would recommend that some improvement works be undertaken to improve the structural integrity of the roof which in turn will remove the risk of horizontal pressure being incorrectly applied to the external walls which can result in cracking as identified above at high levels on the external walls.







There are extensive issues with fungus attack in the dwelling on walls and ceilings.

Fungus attack / mould growth generally occurs when certain conditions present themselves. In general these conditions are:

1 / A source of infection: The spores are freely present in the air.

2/ A source of nourishment: Dirt, dust, grease or some organic material is needed in small amounts and so almost all surfaces will sustain growth.

3/ A damp environment: Mould growth requires an atmospheric relative humidity level (RH) of 70 to 85 %.

If there was a RH of 70 to 85% in the property there would be significant problems with mould growth on the walls and ceilings, which is occurring in the dwelling. This might have occurred from the dwelling not being ventilated / insulated property and the risks are increased if moisture in the dwelling is high. The fungus growth should be treated, and the house should be kept ventilated. If the problem returns, then improvement works should be considered to improve the thermal properties of the dwelling.

There are no wall vents installed to the habitable rooms as per the requirements of Part F of the Building Regulations where improvement works should be considered / undertaken especially as the thermal values of the dwelling appear to have been improved.





Moisture attack visible at chimney stack locations



Aerial on left hand chimney should be removed / re located



Evidence of repairs to leadwork at each chimney

The chimneys are of brickwork construction which increases the risk of moisture ingress issues. Leadwork has visible signs of repair. Further investigation works and repairs to the stacks should be undertaken to repair any issues that might be present. If the stacks are to be used the flues should be cleaned / inspected to ensure that re lining of the flues are not required. Any flue not in use should be suitably vented / protected.

Windows / External Doors - Windows in the dwelling house are of PVC construction and have been upgraded in recent years. When these units were upgraded they should have been upgraded to comply with Building Regulation requirements.

Unfortunately, the bedroom windows have not been installed / upgraded to comply with Part B of the Building Regulations for Fire Escape and Rescue, and repairs / replacement of these windows should be undertaken to ensure that the bedrooms have fire escape and rescue windows for improved fire safety.



PVC cladding to structural pole is failing at front and needs repair.

PVC / Aluminum front and gable doors with timber door to rear.



The gable doors are not installed correctly at cavity wall location and repairs / improvement works at this location should be undertaken.

If the doors or windows were to be upgraded in the future, I would recommend that the sills / reveals / heads and threshold details be reviewed or upgraded as part of these works.

Please note that it was not possible on the day of my inspection to clarify if drafts are present on the doors and windows, and this should be monitored when the property is in use to identify if improvements are required to remove any drafts that might be present.

Roof & Attic - Pitched A - type roof on the dwelling house, which is constructed with cut roof timbers. The rafters are 4 by 2-inch timbers installed at 400mm centers which are partly supported by 7 by 3-inch purlins.





Lack of support to purlins should be improved to improve the structural integrity of the roof

The purlins are poorly supported where improvement works should be considered / undertaken as part of any future works to the dwelling. At some locations there is a lack of collars where improvement works should be considered. The joists are not available for inspection.

I would recommend that some additional supports are installed vertically under the hip / valley rafters to give some additional support to these rafters.



The joists on the purlins are visually in good condition and visually structurally the roof is generally in good condition.



There are plaster cracks present on ceilings which might be related to loads being poor transferred to the joists creating moving / cracks in the ceilings which is not a structural concern, but where again improvement works to ensure that all supports for the purlins are being correctly supported at joist level might be required.



Lead on valley at rear have very few laps on the lead which will increase the risk of creep / cracking and failure of the leadwork



The valley at this location is damaged / decayed and structural repairs at this location are required



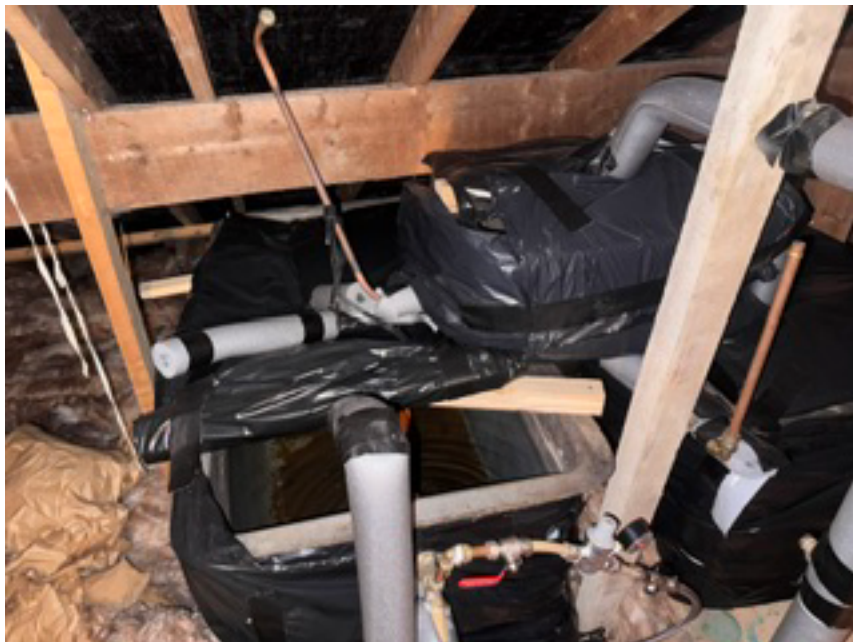


Felt on the roof is generally in good condition except for tears / issues at left side of dwelling where repairs / improvement works are required.

The roof has a tile finish which are visually intact. Some repairs to pointing of ridge caps are visible.



The attic has insulation in place where improvement works should be investigated at eaves locations. During these works the felt at these locations should be inspected as there is a risk that the felt at these flat / eaves locations might be suffering from decay and might be damaged.



Water tanks are covered and insulated for protection and all pipework's appear to be lagged at areas that can be inspected.

The roof has timber / PVC fascia and soffits in place which will need maintenance. The attic is not ventilated and with any improvement works to the dwelling it is vital that ventilation of the attic is installed.

The issues with a lack of support that is in place to the roof structure creates a situation where loadings might be incorrectly applied to the load bearing walls and I would recommend that the structure of the roof is suitably improved as briefly outlined above to remove this risk. All structural improvement works should be supervised by a suitably qualified engineer.



Flat roof to rear of dwelling the condition of which cannot be visually inspected. Fungus attack at this location internally is a sign of a lack of insulation and there will be a risk that these flat roof sections will require upgraded works when they are exposed in full as part of future renovation works to the dwelling.

Services - Electricity boards in place in the hallway. The quality of the power supply to the sheds / dwelling should be clarified as three phase power might be installed?



I would advise that smoke / heat alarms be installed as part of any upgrade works to the full dwelling for improved safety in accordance with today's regulations.

Due to age of dwelling, I would recommend that all electrics / wiring in the house should be checked by a qualified electrician to ensure that everything is in good order and that no repairs or upgrading works are required.

The water supply for the dwelling is I assume from Irish Water supply. Stop cock location should be identified and inspected.



Water pipe exposed at rear of dwelling is large for a single dwelling and is leaking at the joint. All water pipes should be inspected / tested as part of future works to qualify the condition of the pipework's installed.

Phone connection was not inspected as part of this survey.

Drainage-



Foul system is discharged to a septic tank which we believe is located in the front lawn but is not visible and cannot be inspected.



Manhole at rear is full of effluent and cover needs repair



Manhole at front right corner is backed up and holding effluent



Higher manholes on right gable are clear and clean

The system is an old system and will not comply with any regulation requirement.

The operation and suitability of the tank for the occupancy of the dwelling cannot be qualified and there are significant issues visible with the operation of the system as installed.

If the system was to be upgraded planning permission would be required.



The storm water discharge location from the dwelling cannot be qualified and there is a high risk that the storm water is discharging to the foul system. If this is the case a new storm drainage system would have to be installed.

I believe that that the drainage system that serves the dwelling will have to be upgraded as part of any future works to the property and planning permission for these works will be required.

PVC gutters on the dwelling.

Heating - The heating system in the dwelling is an oil boiler located to rear of dwelling with radiators internally and hot water cylinder in hot-press.



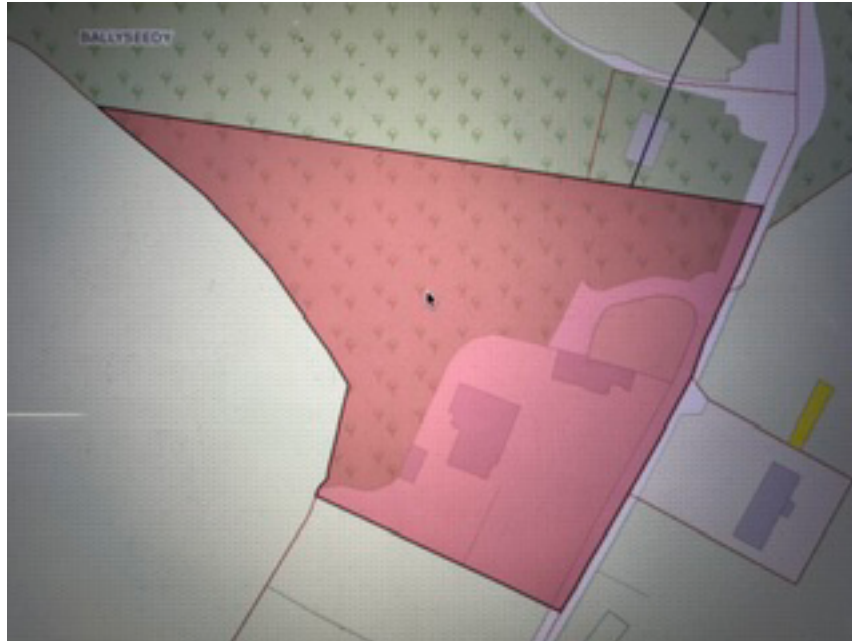
As I am not a qualified plumber, I would recommend that the plumbing and heating systems for the dwelling should be inspected / serviced by a suitable qualified plumber to clarify the condition of all systems installed and to clarify the condition of oil line and oil tank.



Fireplaces are not in use and if they are to be used in the future the flues should be cleaned and inspected to clarify their condition to ensure that re lining of the flues is not required.

Any flue not in use should be vented.

Boundary's-



From Land Direct it would appear that Folio KY 5085F & KY82793F pertain to the lands being sold with this dwelling.

The boundaries are not readily accessible due to overgrowth and cannot be surveyed with a tape.

The Northern boundary of Folio KY5085F is not clearly defined on the ground and this boundary should be pegged by the sellers engineer to have a clear understanding as to the location of the boundary v's the neighboring property.

The eastern boundary of the folio is defined by the public road and the western boundary appears to be defined by a stone boundary wall. The condition of the stone wall cannot be visually inspected.

Due to the size of the site and accessibility on site I would recommend that GPS survey works are undertaken to clarify if the boundaries as defined on the ground, where access is available, are in compliance with the Folio maps that pertain to the dwelling.

Sheds: The large work shed should have obtained planning permission and if constructed after the implementation of the Building Control Act 1990 should have obtained a Fire Safety Certificate.



This shed has timber roof supports and single skin sheeting on roof. The structure of the shed is not fire protected which is a fire risk for the commercial unit. A survey of this unit was not undertaken, and the structure of this unit will need to be inspected / improved for the proposed future use of the unit.

Domestic shed to rear of dwelling has a floor that is soft to walk on and might be suffering from decay. The structure of this unit should be investigated to qualify the extent of all / any improvement works required for the intended use of the shed. These sheds are built into some existing old stone boundary walls / stone walls on site.

Conclusion - The property in my opinion is generally in reasonably good condition structurally but as outlined in the report above structural improvement works to the roof should be considered as part of any future works to improve the structural integrity of the roof.

Repairs / improvement works to the chimney stacks and structural repairs to the rear valley of roof are required.

The felt on the roof is damaged and needs repair. Ventilation of habitable rooms / wet rooms and roof of the dwelling need to be improved / installed.

Smoke/ heat alarms should be suitably installed to the dwelling for improved safety with CO2 monitors.

The drainage system is historic and its operation / suitability for the occupancy of the dwelling cannot be qualified where clear evidence is present that the system is not operating. I would recommend that the drainage systems that serves the dwelling are suitably upgraded as part of any future works to the dwelling. Planning permission for these works will be required.

All other comments / observations / recommendations are outlined in the report above.

A Certificate of Compliance with Planning Permission and with Building Regulation should be supplied with contract documents. A Declaration of Identity should be supplied to confirm that all boundaries when marked are in compliance with the folio maps pertinent to the sale of the property.

BER cert for the dwelling should be supplied with confirmation that the septic tank system has been registered. Confirmation that the water supply is from Irish water should be obtained with confirmation as to location of stop cock.

The power supply and meter rate (single or three phase) should be clarified.

Planning was previously obtained on this site for another dwelling which was granted under planning reference 18/565 on the 4th of December 2018 which has now expired.

The costs in carrying out any of the above recommendations or future renovation works should be fully investigated before any works are undertaken.

If you have any queries to the above, please don't hesitate to contact me.

Yours Sincerely

(Sent by e mail)

Stephen Kearney CEng MIEI
9-7-26