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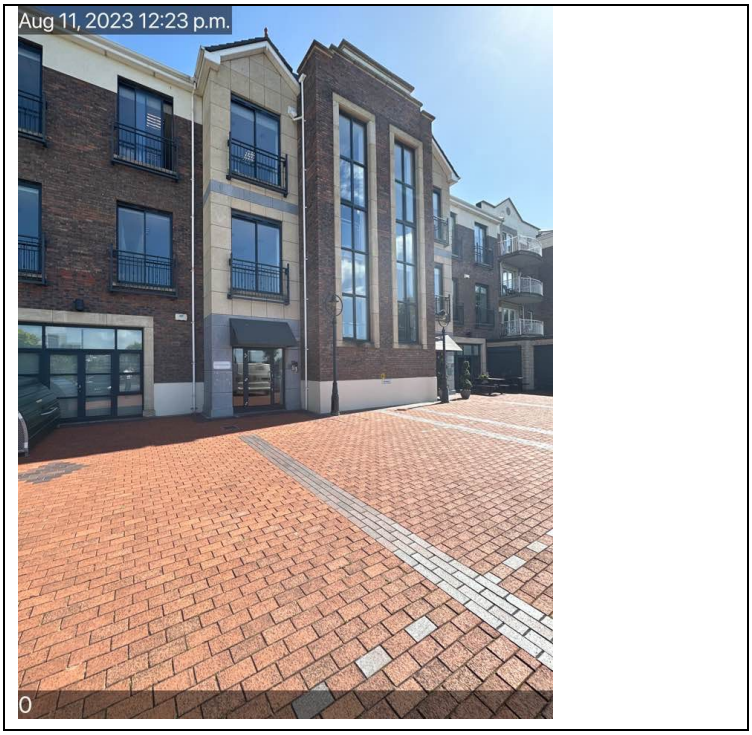
661241-Commercial Condition Inspection 2023-5-JUNE 20

PROPERTY CONDITION REPORT

Non-Residential

FitzWilliam Quay, 14-15

OBFA_2310_FOLIO_A_-1415_FitzWilliam Quay



PORTFOLIO REFERENCE	**Dub.in City Council**
PROPERTY REFERENCE	**FitzWilliam Quay**
REPORT PREPARED BY:	**Ciaran O'Brien**
COMMISSION DATE	**2023-08-11**
INSPECTION DATE / TIME:	**2023-08-11, 12:23 (1 GMT)**
CHECKED / AUTHORISED BY:	**Ciaran OBrien**
CHECKED DATE	**2023-08-11**
REPORT ISSUE DATE	**2023-08-11**
ESSENTIAL WORKS ESTIMATE:	**€ 0.00**
DESIRABLE WORKS ESTIMATE:	**€ 0.00**

OUR REF: C:\Users\Pcadmin\Documents\FASTFIELD DEV\200614_OBF_Working Template_V33.Docx

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1. General Details

1.1 Reference Information

FORMID	661241
FORM NAME	Commercial Condition Inspection 2023
SUBMITTED ON	2023-08-11 16:14
SUBMISSION ID	0459b5ea-eee8-47e8-a6ce-b3f153cd106f
SEQUENCE NUMBER	4
START FORM TIMESTAMP	2023-08-11 08:32
END FORM TIMESTAMP	
PROJECT NUMBER	2310
FOLIO REF	A
UNIT ID	-1415
IMAGE OVERLAY	Ref: 2310A-1415
SURVEYOR	Ciaran O'Brien
EMPLOYER	DCC Housing
SCOPE OF SURVEY	Block Fabric Survey
COMMISSION DATE	2023-08-11
ACQUISITION SECTOR	Local Authority
SERVICE NATURE	Commercial, Local Authority
ACQUISITION FUNDER	Local Auth.
SURVEY DATE	2023-08-11
SURVEY START TIME	12:23 (1 GMT)

1.2 Lone Worker Policy Confirmation

OBFA have advised the client of the date and time of the condition survey and requested flags of any issues relating to attendance Confirmed	Surveyor has completed a site risk assessment form and signed. Confirmed	Surveyor has advised the OBFA office of the time, location and nature of this survey. Confirmed

1.3 COVID 19 Precheck

Employer has advised of COVID 19 environment restrictions if known. Confirmed	Prior to commencement of Surveyor confirms they have all required PPE to undertake the survey Confirmed	Representative Agents have made contact with occupants relating to vacancy for the period of survey in advance. Confirmed

1.4 Brief and Scope of this Report

The purpose of this survey is to provide a summary review of the property's arrangement and condition.

This report is issued solely for the benefit and use of the client and may not be relied upon by any other buyer, lender or third party without prior notification and permission from OBFA Architects.

The inspection carried out was a non-invasive walk around inspection, where no opening up was carried out. We have therefore not inspected foundations, woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. We have not carried out any structural or other calculations in relation to the structure of the property.

We have not carried out any detailed examination or testing of the services' installations and further detailed inspections of the services may be required. No tests for radon were made. Empirical data measurements were made at the time of survey and are of a single instance only. They are only partly indicative of the long-term unit character.

1.5 Baselines

This report has been undertaken with the following baseline criteria in mind. While the specific requirements may not apply in all cases, it serves as a common standard against which the planning for works can be measured. Any proposed occupancy standard should meet the requirements of the Building Regulations and associated supporting legislation (eg Fire Services Act).

As a minimum, the building should be fit for purpose, safe in sue and to be visited and be safe to maintain. It capable of satisfying the basic and fundamental purpose for which it has been built. It should provide shelter, space and facilities for the occupants and user. It should be suitable for the spectrum of groups and individuals who could normally be expected to occupy a building of that size and type.

1.6 Local Authority Standards Compliance

Where the property is subject to client specific requirements, additional commentary and investigation can be requested and reported on.

1.7 Preamble

Subject to the following assessments and report limitations and conditions we set out below an executive summary description of the subject unit. In addition, we set out an architectural appraisal on the quality of space, context and environment that the property provides.

We set out below a summary table of works cost estimates that we consider to be essential. These works should be undertaken prior to the property being occupied. Desirable works costs are set towards improving the property to a normal operable standard.

The building reinstatement cost is based solely on area set against market costs per Sqm sourced from accredited metrics. A professional valuation should be undertaken to refine this estimate. In certain cases it may be appropriate to recommend that a building be fully replaced.

1.8 Executive Summary

Subject to the foregoing, the following summary represents our opinion on the nature and condition of the property. It comments on the quality and condition of the spaces and materials and identifies where possible what repair or remedial works should be undertaken prior to a following resident taking occupancy.

The core building fabric is robust and straightforward. Principal envelope and structure shows no visible deflection or surface cracking. Roof form is straightforward and no visible damage seen. The only area of cenrn is the east gable wall which while partially sheltered is un weathered and may be a planar thermal bridge.

The building has a ground bearing slab and the main floors appear to be clear spanning with a bound structural screed. Each floor is served by a raised access zone and a dropped ceiling. Depths are not available at time of inspection however there is ample room for service zones above and below compartment layers.

The is a mirrored core and riser through all floors serving electrical and waste/water services. This is a compartmented shaft. Its location is key to the efficient placement of new services in any proposed residential layout.

Main electrical services are subdivided out over multiple floors with likely sub meters required. The entire building appears to be on a single meter (14—15 unified).

Fenestration is at end of life and not suitable for a residential environment with only sliding doors available.

1.9 Architectural Appraisal

This summary appraisal provides architectural opinion on the nature of the place and space being reviewed. It takes account of our understanding of the needs and requirements of the employer, their tenants and occupier. It aims to give an indication on the suitability of the space for individuals or families and comments on the general quality of the living environment being offered. It is opinion only.

The building is East West facing with good exposure to direct daylight penetration over the day. The rear boundary extends approx. 1.2 M beyond the rear façade and should be considered for the provision of private amenity – similar in intent to that provided in the bounding residential area to the rear.

The Dual Staircases are correctly sized for use and means of escape is possible with the relevant compartmentation.

The building will require a deep retrofit, adjustments to the envelope and ideally provision of private amenity if possible and permitted (Planning)

A new FSC, DAC and BCAR process will be needed.

That said, the simple layout and fabric build is very flexible and will lend itself to retrofit.

1.10 Summary Financial Calculations

ENV Essential	**€ 0.00**	ENV Desirable	**€ 0.00**
GL Essential	**€ 0.00**	GL Desirable	**€ 0.00**
EXT Essential	**€ 0.00**	EXT Desirable	**€ 0.00**
INT Essential	**€ 0.00**	INT Desirable	**€ 0.00**
SRV Essential	**€ 0.00**	SRV Desirable	**€ 0.00**
FIX Essential	**€ 0.00**	FIX Desirable	**€ 0.00**
SEC Essential	**€ 0.00**	SEC Desirable	**€ 0.00**
TOTAL Essential	**€ 0.00**	TOTAL Desirable	**€ 0.00**

NOTE – Essential works and Desirable works are related.

The Essential Cost Value is the base cost estimate. These works need to be completed before tenancy.

The Desirable Cost Values represent the additional costs required to undertake a deeper level of work or modernization. They include additional works that will bring the property to a more modern standard with a higher amenity, service or environment performance than as found. Where an opportunity is evident to improve the quality of the dwelling, this is identified.

***The Desirable Cost Values <u>are inclusive</u> of the essential cost values** based on the premise that essential works are desirable. This premise also allows for an improvement in specification over and above a bare minimum.*

Refer to Supplementary Tables for pricing breakdown

1.11 Building Reinstatement Cost

Reinstatement Cost does not take account of professional fees or any other ancillary costs associated with reinstatement works and is an estimate based on an area measure only. <u>It is VAT exclusive</u>

Gross Internal Area (Estimate)	
Reinstatement Cost / M² *Based on 2020 Estimated Construction Costs*	
NET Reinstatement Value Estimate	**€0ex VAT**

Works VAT rate	**13.5%**
Services Vat Rate	**23**
Professional Fees Estimate	**11%**

NOTE – Estimates do NOT include for damage/reinstatement to adjoining properties.

Site & Property Data 

Environmental Characteristics 

Grounds & Landscape 

Exterior Fabric 

Interior Fabric 

Services & Systems 

Fixtures & Fittings 

Safety & Security 



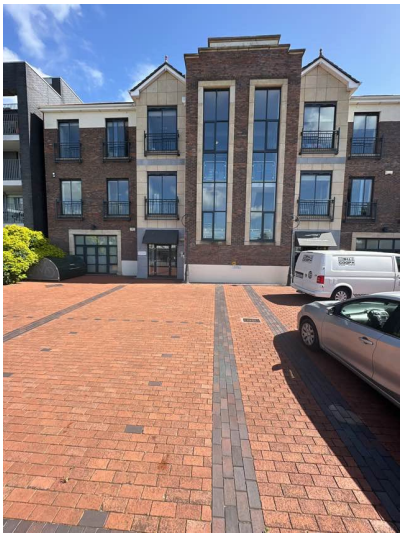
2. Site Description

2.1 Location

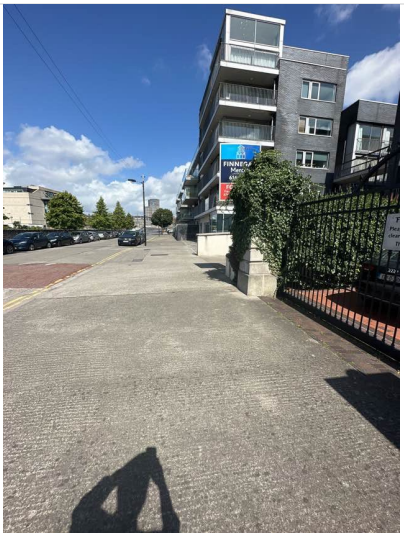
Site Photographs	

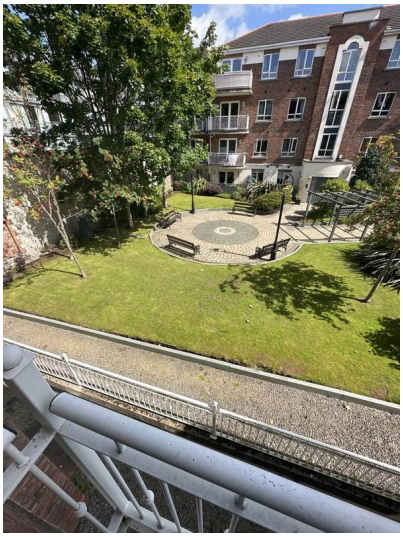


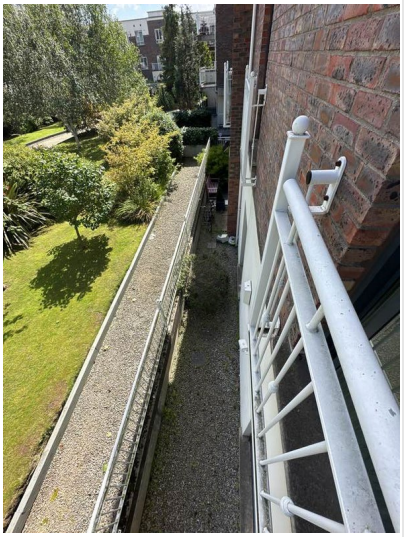
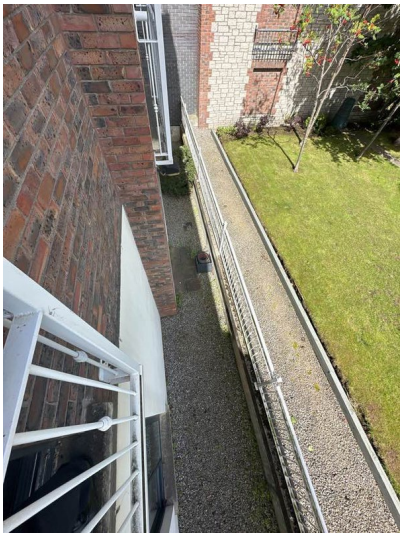










Site Geo Location	
Map Link	**https://www.google.com/maps/place/53.34066772460938,-6.227632872679599**
Neighbourhood Description	**Urban, Inner City, One-off, Multi Unit Block**
Neighbourhood Supports	**Local Shops, Local Schools, Shared Greenspace, Core Services**
Neighbourhood Transport	**Low Car dependency, Pedestrian Friendly, Child Friendly, Good PT Access, Cycleways, Bike Friendly**
Neighbourhood Growth	**Low Growth, Established built environment, Historic Area**
Scheme Name	**FitzWilliam Quay**
Block ID	**NA**
Unit No.	**1415**
Site Address 1	**14-15**
Site Address 2	**FitzWilliam Quay**
Site County	**Dublin**
Site Eircode	**D04 T9F8(14)- D04 W2H5(15)**
Local Authority	**Dublin City Council**

3. Property Description

3.1 Description

Property Type and Sub Type	**Commercial**	**High Density, Office Unit, Single Purpose Building**
No. of Stories and Level within Block	**Three Storey**	**Basement Level, Ground Level, 1st Floor Level, 2nd Floor Level**
Age Banding	**1990 - 2000**	

Asset Photographs	





Asset Video	https://obfa-my.sharepoint.com/:f:/g/personal/c_obrien_obfa_ie/Eod_Xwk2owZHoPxIPr4nUzEBa_qKerZI6t5CS5Xjcjtd5Q?e=pUyFfb Link Live for 1 week

3.2 Accommodation

This is a listing of the basic accommodation provision for the subject property.

No. of Internal Levels	**3**	Attic Space	**Yes**
No. of Bedrooms	**NA**	Dedicated Hot-Press	**NA**
No. of Bathrooms	**NA**	Attached Garage	**Yes**
No. of Kitchens	**NA**	Side Passage to Rear	**No**
No. of Separate WC's	**NA**	External Storage	**No**
No. of En-suites	**NA**	Car Parking	**Curtilage Parking, Access Controlled, Visitor Spaces provided**
Dedicated Storage Area(s)	**No**	Attic Space	**Yes**

3.3 Construction

This is a listing of the visible construction information about the property.

Construction Type	**Loadbearing Masonry, Framed Construction, Masonry Skin**	Insulated Envelope	**Yes**
Construction Date (est)	**1997**	Insulation Methodology	**Cavity Layer, Internal Dry Lining, Roofline Insulation, Cold Roof**
Extensions of Alterations	**Appears as first built, Has had material alterations, May have had structural alterations, Has had Material Repairs**	GIA Estimate (sqm)	
Roof Type	**Pitched & Hipped, Eaves and Soffit, Overhanging**	Footprint Estimate (sqm)	
Envelope Type Primary	**Estimated Only, Cavity Leaf, Concrete Frame**	Kitchen Area (sqm)	
Envelope Type Secondary	**Estimated Only, Cavity Leaf**	Damp Proof Course	**Could expect**
ACM Risk	**Outside Scope, Possible due to age of property, Opinion only**	Number of External Walls	**3**
Pyrite Risk	**Outside Scope, Not known**	Number of Opes	

3.4 Utility Details

This is a listing of the principal utility connections that would be expected to connect to a residential dwelling.

Electrical Utility	**Live, Billing Meter, Group Cabinet**
Gas Utility	**NA**
Water Utility	**Live, Metered, No visible stopcock**
Fossil Fuel Supply	**None**
Comms Utility	**Cabled Connection, Broadband Connection, Telephone Connection, Undergrond Connections, Group Cabinet**
Foul Waste Connections	**AJs Visible, Manhole on site, Block MH, uPVC pipework, Connection to vertical stack, Riser Stack within Unit**
Surface Water Connections	**RWP Gullies Visible, Discharge to stacked RWP, Discharge to Ground**
Water Treatment	**None**

3.5 Regulatory Details

This is a summary of the regulatory and statutory requirements and processes that relate to a residential dwelling to be addressed as part of the conveyance.

BER Rating	**TBC**
Register Reference	**TBC**
Energy Performance Indicator	**TBC**
Carbon Dioxide Emissions Indicator	**TBC**
Planning Status	**Permitted without evidences**
Planning Reg Ref:	**Not KNown**
Fire Safety Certificate Status	**Outside Scope, Not Known, For Review**
Disability Access Certificate Status	**NA**
BCAR Compliance Status (CCC)	**NA**
Does a Safety File Exist?	**Not yet known**
Is the Safety File up to Date?	**No**
Is the Safety File Complete?	**No**

4. Environmental Characteristics

The condition of the external weather, the nature of occupancy, daylight and internal air and thermal comfort characteristics of the property have been assessed and can give some indication on risks to the general condition of the property.

4.1 Inspection Characteristics

This is a review of the general conditions at the time of survey and extends to observations on occupancy.

Weather	**Dry, Clear, Sunny, Warm**
No. of Adults	**50**
No. of Children	**0**
Over Occupancy	**No**
Aggravated Wear	**Normal Wear only**
Living Skills Issues	**None**
Occupancy	**Occupied at time of survey**
Heating	**Operable but switched off**

4.2 Daylight Characteristics

*The Survey includes an assessment of the Daylight quality of the space. The orientation of the windows is taken into account. Where a core area of living space is deemed to require persistent use of artificial light, this is noted. An adequate lux level for normal work is **300 lumens at desk level**. Any lux level below 100 is indicative that the space may rely on artificial light.*

Principal Orientation	**South, West**
Secondary Orientation	**North, East**
Aspect	**Double Aspect**
Ambient Daylight Quality	**Adequate, Unit relies on artificial light**
Direct Sunlight Penetration	**Adequate, Glazing is clear and unobstructed**
External Lux Level (baseline)	**600lux**
Lux Level in Kitchen	**0lux**
Lux Level in Living Area	**0lux**

Data Log Images

Figure 1 - Screen Shot from Lux Meter

4.3 Acoustic Characteristics

This is a subjective opinion on the general acoustic environment. Its purpose is to give a general impression on the acoustic environment.

External Acoustic Environment	**Area is quiet**
Number of Party Walls	**2**
Acoustic Transfer	**Good Acoustic Seperation**

4.4 Moisture Penetration

This is a direct measure of core damp risk points appropriate for the accommodation type. These points are measured as a % WME (Wood Moisture Equivalent). The assessment serves to indicate if there are problem areas at junctions or thresholds.

As a general guide 12% WME is considered an acceptable threshold.

Where moisture levels approach and exceed 20% this may be indicative of condensation damage due to local cooling and can be a cause of mould.

Ave. Moisture at Thresholds - Junctions	**10.00% WME**
Moisture Reading at points of risk	**9.00% WME**
Contributary Factors	**Linear Thermal Bridges, Inherant Construction**
Opinion on Character	**Unit is dry**
Data Log Images	
NA	

Figure 2 – Damp/Condensation Test Points Record

4.5 Thermal Comfort

The internal level of relative humidity combined with air temperature is indicative of expected indoor air quality and comfort levels. It is recommended that spaces with high levels of humidity and temperature be ventilated regularly. Relative Humidity Levels (% rH) levels above 70% are conducive to the formation of mould on cold surfaces where bacteria and water condense.

Also of note is the DEW Point. This is the temperature where water vapour will condense back to liquid water. External walls which cool at night can drop to this temperature which causes repeated wetting – which in turn contributes to mould.

External Temperature (baseline)	**22.50°C**
External rH (baseline)	**55.00%**
Internal Temperature	**22.00°C**
Internal rH	**60.00%**
Risk of Surface Condensation	**Low Risk, Ventilation Dependent, No evidence visible**
Risk of Mould	**Low risk of mould, No Mould evident**
Mechanical Extract	**Bathroom Extract**
Background Ventilation in place	**No**
Background Ventilation Type	**No ventilation**
Opinion on Thermal Comfort	**May be expected to have good ait tightness, Poor Ventilation, Further Investigation REquired**

Data Log Images

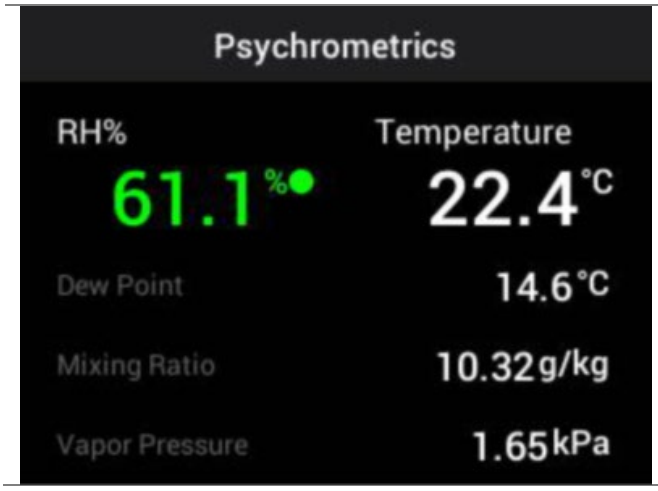


Figure 3 - Psychometric Reading from External Conditions (LHS) and mid survey internal conditions (RHS)

4.6 Thermal Bridging

The survey includes an appraisal of at-risk areas with a calibrated thermal camera. Its purpose is to identify thermal bridge points and insulation voids. These cause local cooling which in turn cause airborne water vapour to condense, causing damp and mould growth.

Time of Survey - Surface Dewpoint	14.6
Time of Survey - Vapour Pressure	**1.65kPa**
Visual LTB Analysis	**Good. Limited evidence of clear thermal bridging**

Thermographic Datalog Images

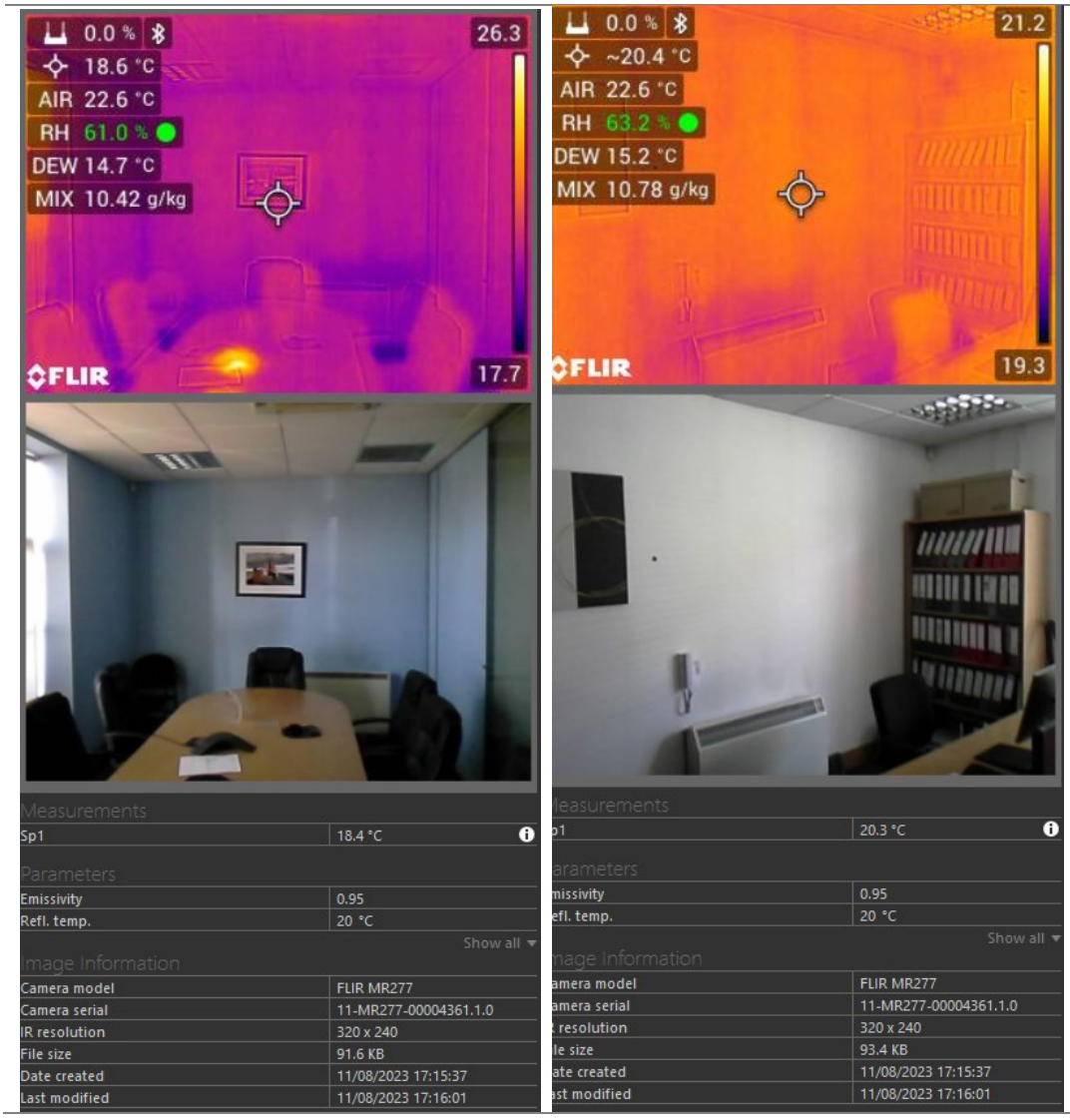


Figure 4 - Thermographic Camera Images identifying possible problem areas which warrant further investigation.

4.7 Radon

No test for radon has been undertaken as part of this survey, however the subject property is placed in the EPA's grid denoting risk factor. The purpose is to flag guidance on Radon testing. Note – Radon testing can take a number of months to complete with a detection surface placed in the property which is then issued for analysis to an accredited Laboratory.

EPA Radon Classification Area	**< 1% Homes above Ref Level**
Radon Management	**No Radon Management**
Radon Test Recommended	**Yes – due to change in profile to residential**

Radon Map

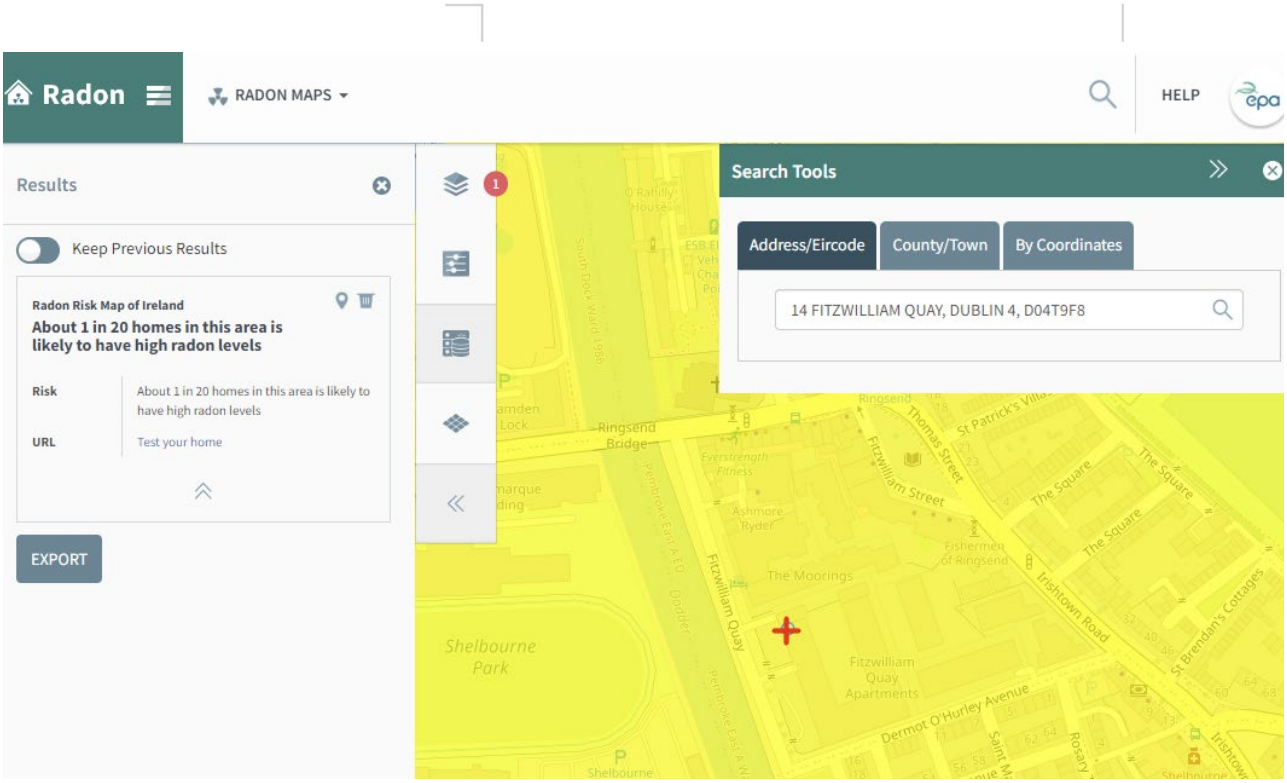


Figure 5 - EPA national Radon Map extract

4.8 Environment Summary

The purpose of this section is to provide a summary review of the environmental comfort which may be expected from the property, and to assign necessary essential or desirable costs for further checks and tests to be completed.

Health and Safety Issue	**No**
Environmental Condition	**Good**
Priority	**Plan**
Defect / Failure	**Time of Construction Issues, Minior in Nature**
Essential Action	**None Required, Client Review**
Desirable Action	**None Required, No Further Action**

Essential Wrks.	**Desirable Wrks.**
€ 0.00	**€ 0.00**

Specialist Inspections Required	**No**
Observations	**Building is in office occupancy. Occupied, dry, ventilated by artificial extract, and air, cooling and heating.**

Property Condition Criteria - Element Groupings

This condition survey is undertaken against a listing of building element groups as follows:

- Grounds & Landscape
- Exterior Fabric
- Interior Fabric
- Services & Systems
- Fixtures & Fittings
- Safety & Security
- Calculations

Condition Rating.

Fabric Elements are rated against the following scale:

As New	Construction correctly built with no visible problems in wear or installation
Normal Aging	**Wear** consistent with length of installation.
Accelerated Aging	**Significant** aging and wear, consistent with weathering or poor maintenance
Approaching Failure	Core function requiring replacement to prevent consequential damage
Not Applicable	Where the element relates to other characteristics

Priority Rating

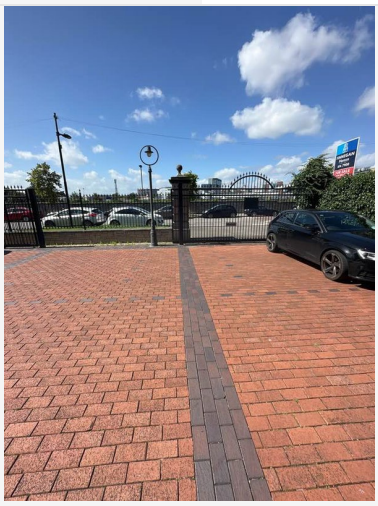
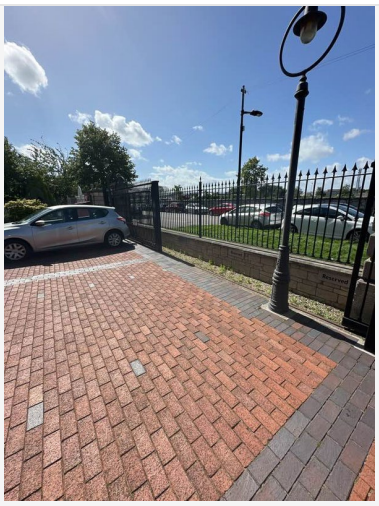
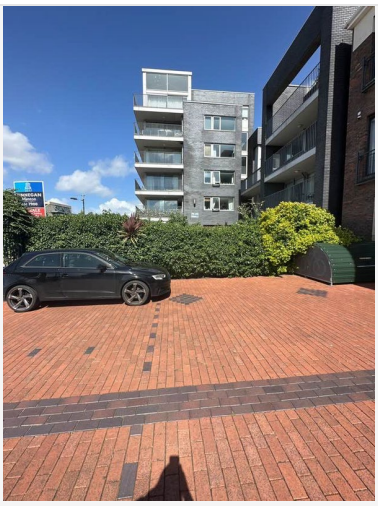
The priority of action required is rated against the following scale:

Act	Failure of the element section would imply occupancy no longer possible.
Prompt	Failure of the element would require prompt action to avoid consequent damage
Plan	Element section requires planned maintenance and can have temporary repairs
Note	The Element Section is not vital to the viability of the property.

5. Grounds & Landscape

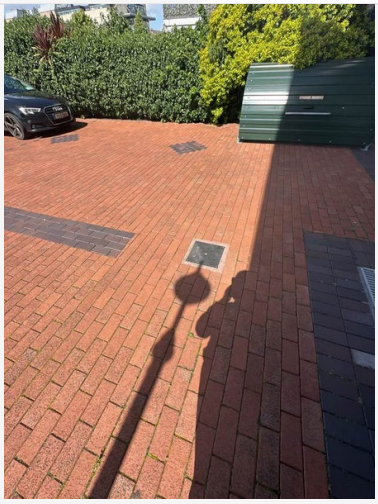
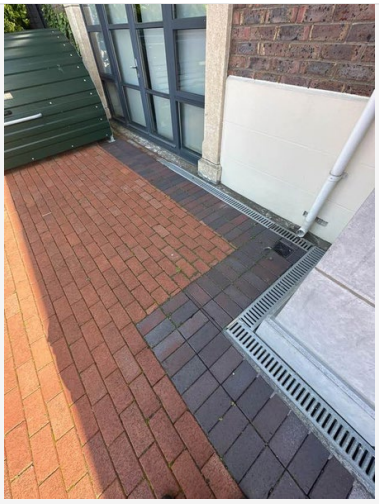
5.1 Boundaries

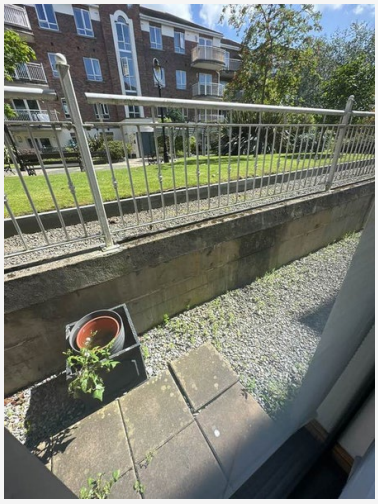
Description	**Well defined and clear, Impacted by adjoining property**		
Materiality	**Low Wall, Hedgerow, Building Sides, Demarked**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Physical boundaries to property are clearly defined. Boundary to rear facade to be determined by lease maps.**		


5.2 Hard Landscaping

Description	**Building Apron, Driveway, Threshold, Yard**		
Materiality	**Concrete, Concrete Pavers, Loose Stone**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Area to front of building set out in brick block. Generally in good wearing condition with no collapsed or compressed areas. No issues of note. Immediate area to rear facade. Apron appears to be loose stone laid on concrete. Evidence of localised breach in hard landscaping here**		



5.3 Soft Landscaping

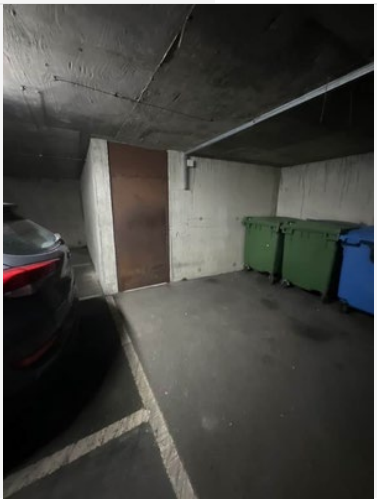
Description	**Planted Beds, Heavily planted, Generally Level**		
Materiality	**Bark Mulch, Climbers and Vines**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**None Required**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Soft landscape solely to side boundaries. Note that there is a significant drop to the west side of the side as it supports the ramp to the below. Ground car park. Generally well maintained.**		





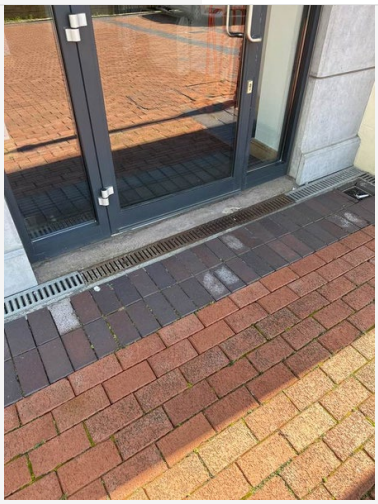
5.4 Refuse Handling

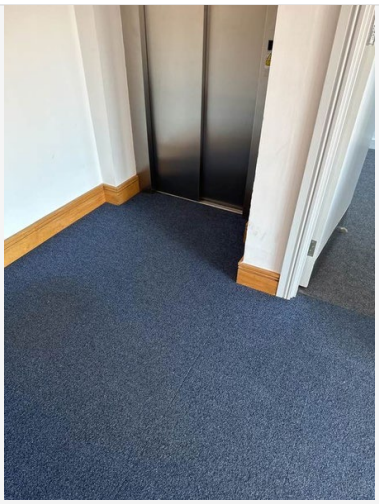
Description	**Designated Area, Covered Refuse Area**		
Materiality	**Euro Bin**		
Condition	**Not Applicable**		
Priority / Action	**Prompt**		
Access & Visibility	**No Visibility**	Health and Safety Issue	**Yes**
Defect / Failure	**Missing, Not functioning as intended**		
Essential Action	**Client Review, Investigate**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Unclear how office waste is addressed. Below ground basement. Car park has waste management with large Euro bins. To be determined if residential use will be able to avail of this. This should be possible given offer of additional car spaces and general access.**		



5.5 Universal Access

Description	**UA friendly, Diabled Parking, Gated Access, Sloped Approach**		
Materiality			
Condition	**Not Applicable**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**None Required**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Property may be taken to be universally accessible with adequate hopes to building, approach to site. Provision of lift to all levels facilitate the same.**		





5.6 Privacy

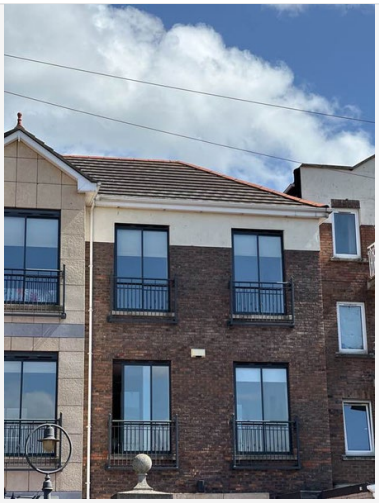
Description	**Amenity is private, Amenity is overlooked, Amenity is shared, Adequate screening**		
Materiality	**Soft Landscaping, Fencing**		
Condition	**Not Applicable**		
Priority / Action	**Not Applicable**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action			
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Unit may be considered quite private. No overlooking to the front with clear views. Potential overlooking to the rear. However this address is a shared residential space only. No issues of material. Nature noted.**		

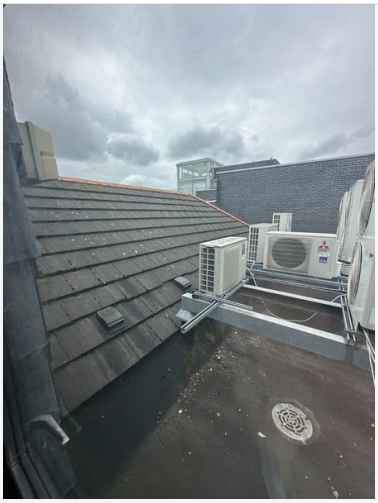
6. Exterior Fabric

6.1 Primary Roof Structure

Description	**Clean Slope, No Belly, Clear of moss and lichen, No visible movement, No Water ponding**
Materiality	**Concrete Tile**
Condition	
Priority / Action	
Access & Visibility	Health and Safety Issue
Defect / Failure	
Essential Action	
Desirable Action	
Essential Wrks.	Desirable Wrks.
Mandatory	Specialist Insp
Observations	









6.2 Secondary Roof Structure

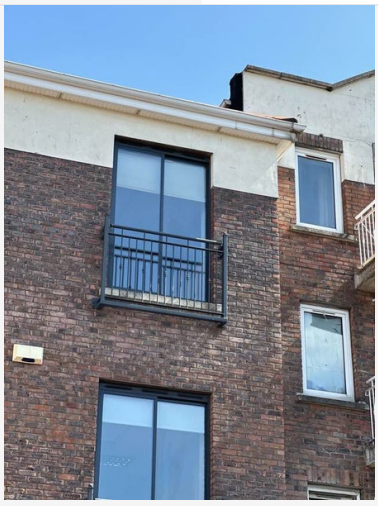
Description	**Clean Slope, No Belly, Moss and lichen visible, No visible movement, No water ponding, No Bubbling**		
Materiality	**Hot Weld Bitumen**		
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Limited Visibility, Restricted Access**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**Client Review, Investigate**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Secondary roof deemed as main valley between twin roofs. Also includes what appears to be a flat, insulated roof serving plant areas.**		



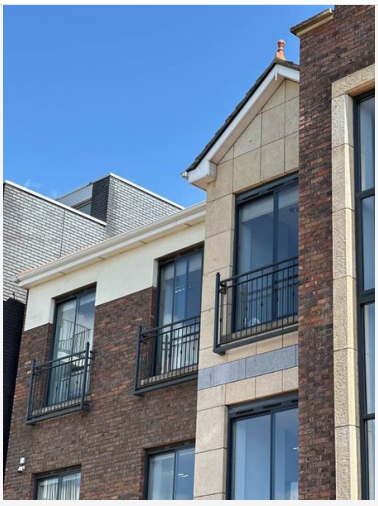
6.3 Flashings

6.4 Eaves

Description	**Overhanging, Ventilated Soffit, Fascia Board in place., Barge fascia to gable**		
Materiality	**uPVC Preformed, uPVC Overcladding**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Visible, Not Accessible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review, Clean**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Standard ventilated eaves detail with face fixed, fascia and guttering. Ventilation to soffit in place and generally appears in order with no visible damage.**		

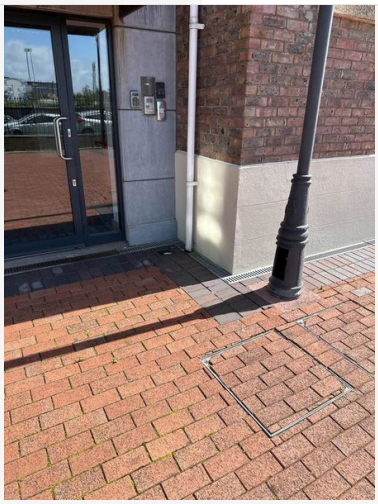


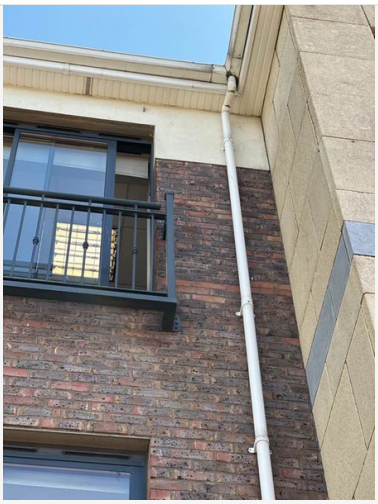
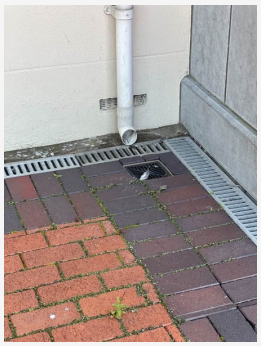




6.5 Rainwater Goods

Description	**Gutters fixed to fascia Board., RWP fixed to Facade, Serves Multiple Units, Discharge to gulley, Round Section, Undersized, Hoppers, Caps and joints in place**		
Materiality	**uPVC Ad-hoc installation, Plastic outlets and gullies.**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Clean, Maintain, Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Face fixed plastic or WP is discharging to a core drain and gully. May be considered to be under sized for area of roof. However, multiple downpipes available for each slope. No evidence of leaks or weeps with no staining to facade. Appears to be well maintained.**		



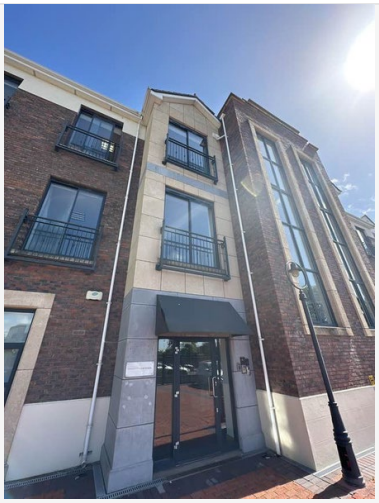



6.6 Cappings

6.7 Primary Walls

Description	**Straight and True, No cracking, Weathering Well**		
Materiality	**Facing Brickwork, Loadbearing, Concrete Frame**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**Normal Wear, Light Staining, No inherent defect**		
Essential Action	**Clean, Maintain**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Simple load-bearing masonry facade. Throne brick on stretcher course with sand cement mortar to applied San cement render plinth. Decorative stone surrounds to principal office. Face fixed limestone and reconstituted concrete panels to sections of facade. Generally in order with no visible cracking at heads or sales of Ops. Requires general cleaning only**		

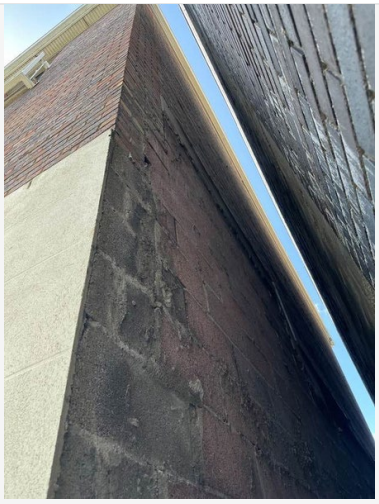


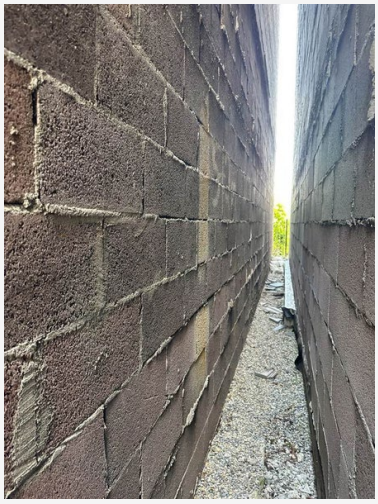




6.8 Secondary Walls

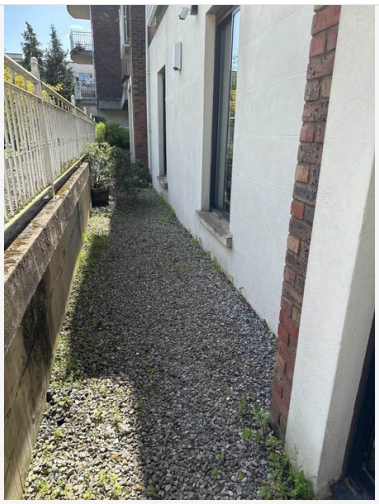
Description	**Straight and True**		
Materiality	**Coursed Blockwork**		
Condition	**Normal Wear**		
Priority / Action	**Prompt**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect, Not Maintained, Heavy Wear, Finish damage**		
Essential Action	**Investigate**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Full Gable wall to East facade remains unfinished with exposed outer leaf block work. Evidence of cut in flashings or legacy coverings. Unclear what gable wall thickness is. Maybe single load-bearing leaf with dry lining only. Gable wall is bearing wall for precast concrete slabs.**		

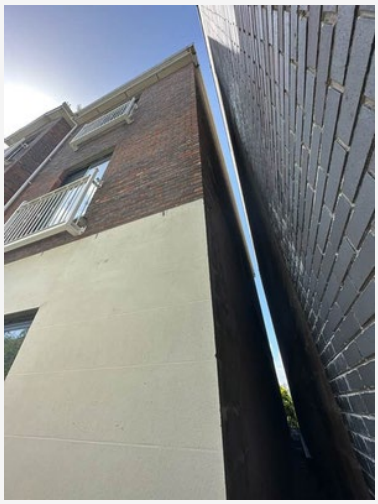





6.9 Plinths & Aprons

Description	**Stepped Plinth at Base, Narrow Apron to perimeter, Falls to building**		
Materiality	**Thickened Nap Render**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect, Normal Wear, Light Staining**		
Essential Action	**Client Review, Maintain, Clean**		
Desirable Action			
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Plunth detail, generally in order, save for narrow Gaebel to East facade. Appears to be light damage to apron area to rear with section of collapsed hollow core.**		



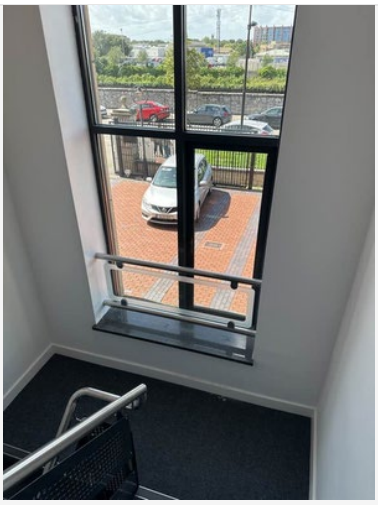


6.10 Fenestration

Description	**Outward Opening, Friction Stays, Multipoint Locking**		
Materiality	**Thru Section Aluminium, Thermally Broken, Double Glazed**		
Condition	**Accelerated Wear**		
Priority / Action	**Act**		
Access & Visibility	**Visible, Accessible**	Health and Safety Issue	**No**
Defect / Failure	**Not functioning as intended, Not Maintained, Heavy Wear, Finish damage, End of Life**		
Essential Action	**Full Replace**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Generally the fenestration appears to date from initial construction. 1997. Localised replacement of main entry doors evident in 2003. Units not designed for residential living being sliding opening only. Generally stiff and difficult to use with some units locked closed. Full replacement required in order to meet a combination of fire egress and general environmental and thermal comfort requirements.**		







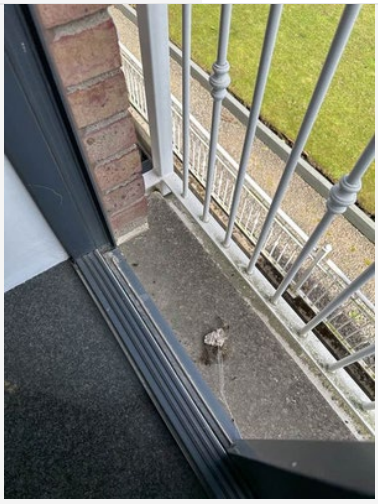






6.11 Cills & Lintols

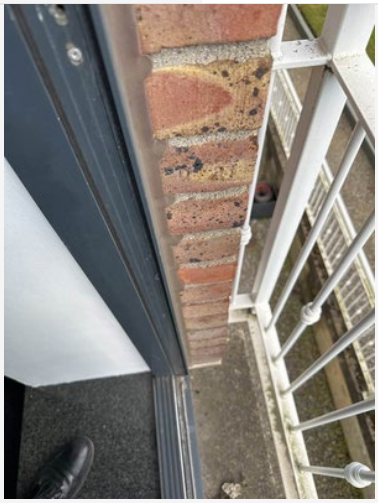
Description	**Horns in place, Drips in place, In good order, No evidence of movement**		
Materiality	**Precast Concrete, Pressed Metal**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**None Required**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Precast, concrete, sills and exposed galvanised metal, Katnich style lintels, generally in place for all loops.** **No evidence of damage and appear to be in good order**		





6.12 Seals & Mastics

Description	**Evidence of retrofit use, Heavy use at openings**		
Materiality	**External Grade**		
Condition	**Accelerated Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Restricted Access, Limited Visibility**	Health and Safety Issue	**No**
Defect / Failure	**Not Maintained, Normal Wear, Light Staining**		
Essential Action			
Desirable Action	**No Additional Action over Essential Works, Client Review, Maintain, Modernise**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Legacy, sealant and mastic in place, some approximate in 25 years.** **As part of window replacement program recommendation that all season mastics are updated**		



6.13 Chimneys

6.14 ~~Finishes~~

7. Interior Finishes

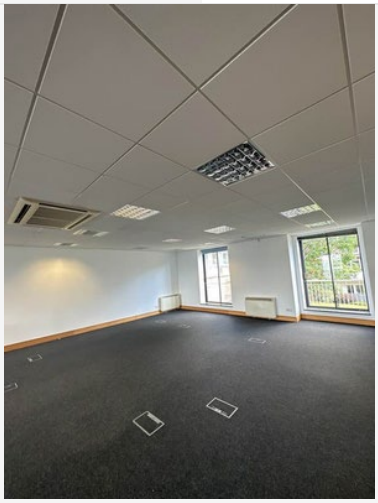
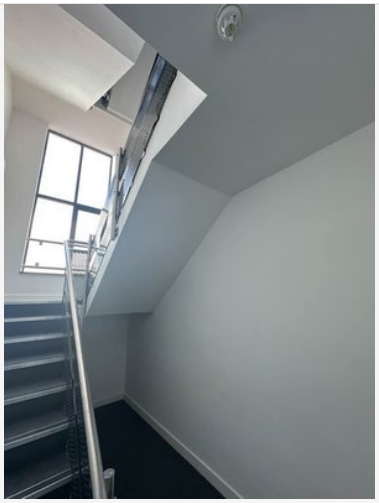
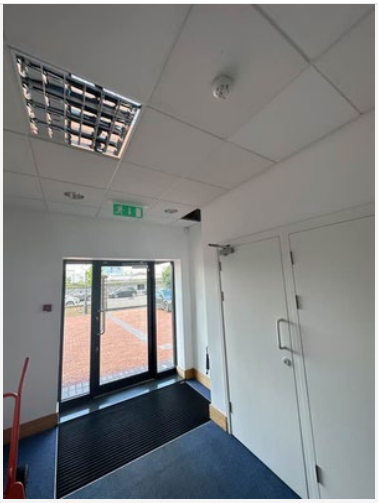
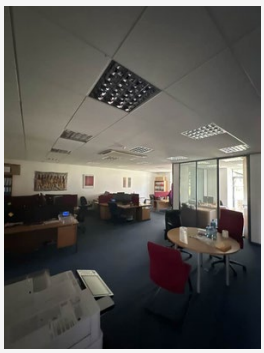
7.1 Roof Structure

Description			
Materiality			
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Limted Access, Limited Visibility**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review, Investigate**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Principal roof void is over office spaces not accessible. Roof based on double pitch with inner Valley. Access only to service car where plant room located above roofline. This generally in structural timber with Durkin and insulation likely cold or hot weld bitumen membrane above. Evidence of insulation in place.**		

7.2 Roof Insulations

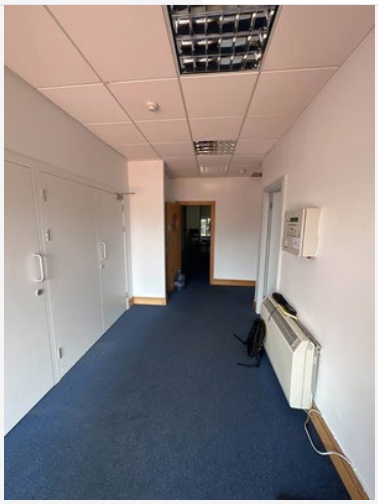
7.3 ~~Ceilings~~

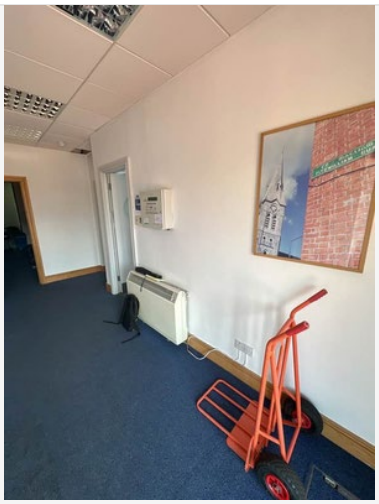
Description	**Metal Frame, Suspended, Grid Ceiling**		
Materiality	**Acoustic panels**		
Condition	**Not Applicable**		
Priority / Action	**Plan**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect, Normal Wear**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**General office fit out with grid ceiling and great lighting in place. The ceiling is approximately 400 mm below structural ceiling. Generally in good order but would expect to be wholly removed as part of conversion to residential use. Adequate space exist for retrofit for residential services with floor-to-ceiling house, approximating 2.6 m**		

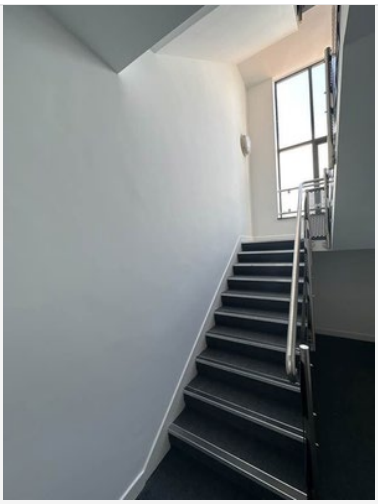





7.4 Walls & Partitions

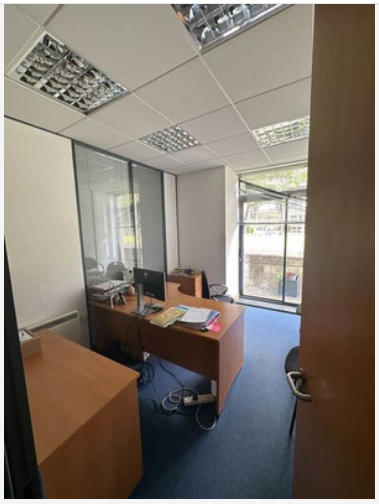
Description	**Drylining to envelope, Solid Compartment walls, Partitions extend to compartment lines**		
Materiality	**Plasterboard with skim, Metal Stud**		
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Generally internal linings to external envelope consists of dry lining on batons.** **This extends to Gable walls with minor evidence of staining due to dust aggregation. Otherwise all internal walls appear to be non-load-bearing, with exception of compartment wall to means of escape staircase and lift. Enclosure around WC is on particular, floors appear to be masonry. Unclear on direction of span for precast floors above.**		







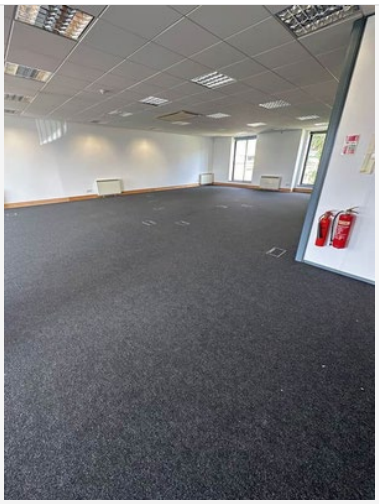


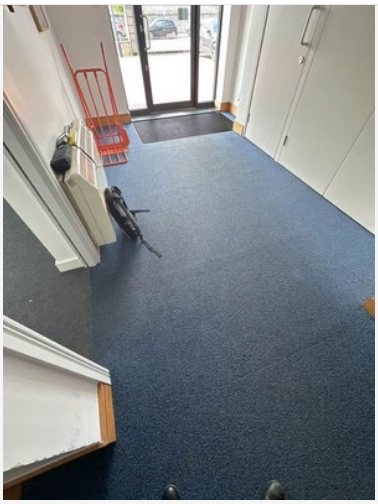


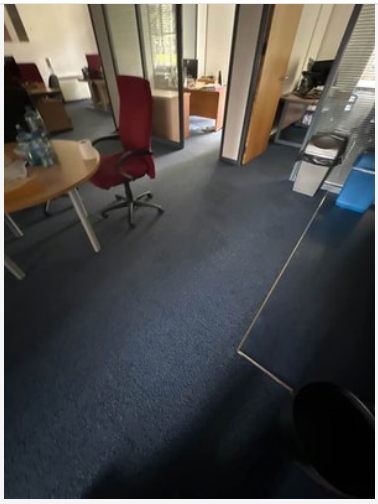
7.5 Floor - Primary

Description	**Compartment Floor, LEvel and Even**		
Materiality	**Precast Slab, Structural Screed**		
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**Client Review, Investigate**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Principal, floor structure to means of escape is in situ or precast concrete floor. Main floor plates appear to be raised access flooring approximately 200 mm taking electrical and comms services only. This extends to ground first and second floors raised access system, not compartmented on floor place and appears to be multiple interventions between unit 14 and 15. No material issue and would facilitate installation of retrofit residential services as needed.**		





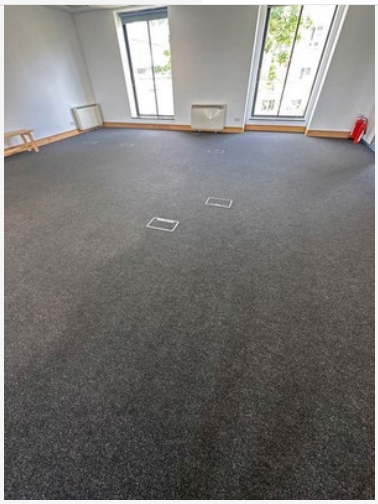






7.6 Floor – Secondary (Finishes)

Description	**Finishes in place, Finishes to Wet Areas, No thresholds at room entry**		
Materiality	**Sheet Vinyl, Carpets**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Not applicable to report. Mix of carpet tiles and sheet linoleum throughout with individual offices laid out differently. Not relevant to intended retrofit. Generally however, in good condition**		

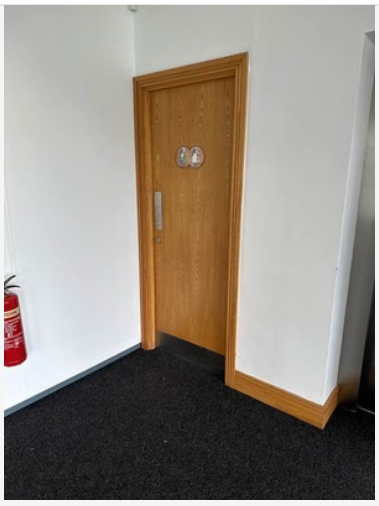


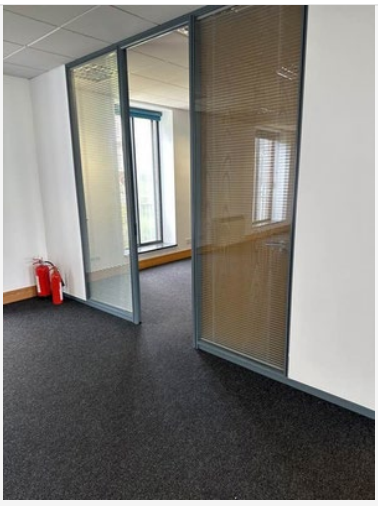
7.7 Fireplaces & Flues

7.8 ~~Joinery - Primary~~

Description	**Full Doorsets, Solid Core Leaves, FD30 Use, FD60s Use, Doors Cut down to size, Good Fit and Finish**		
Materiality	**Hardwood, Veneer finish, Intumescent Strips in Place**		
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Visible, Accessible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review, Qualified Test & Report**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Internal office fit out not applicable to intended retrofit. Comprises system glazed partitions and Dorset. Principal Dorsett relating to compartmentation walls and means of escape in order with information seals and tags in place. Generally veneered timber with solid timber architraves and surrounds. Potential for reuse, however, may not be suitable.**		

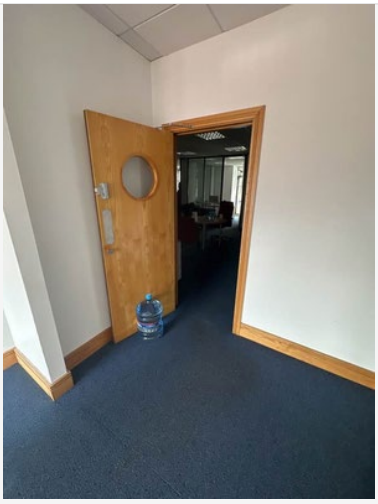












7.9 Joinery - Secondary

Description	**Decorative Profile, Good Fit and Finish, Low Quality materials, Light section thickness, In Good Order**		
Materiality	**Softwood, Veneer Finish**		
Condition	**Normal Wear**		
Priority / Action	**Not Applicable**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Not relevant to intended refurbishment. Mix of solid, timber and laminate skirtings and architraves based on mixed office. Installation furniture in partitioning. Showing normal wear only with no evidence of core damage.**		

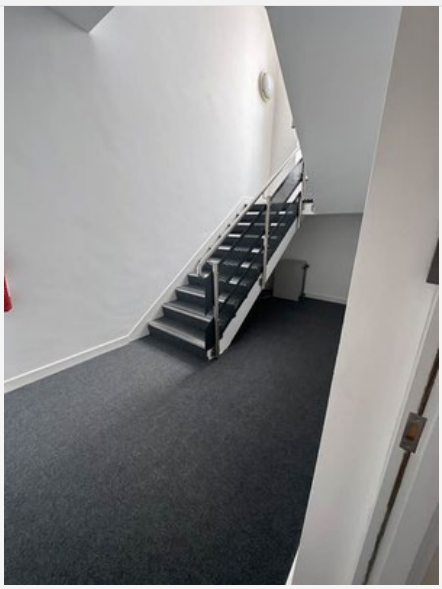


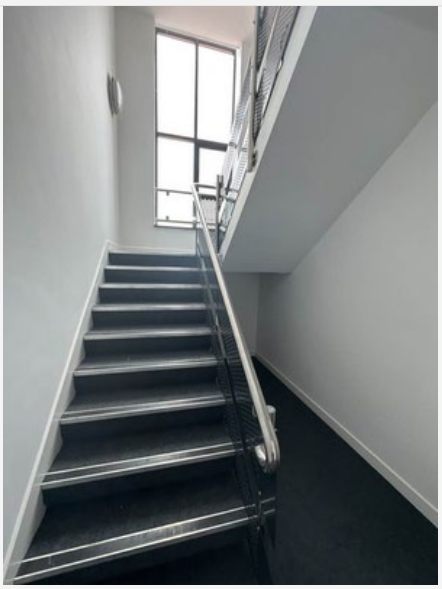


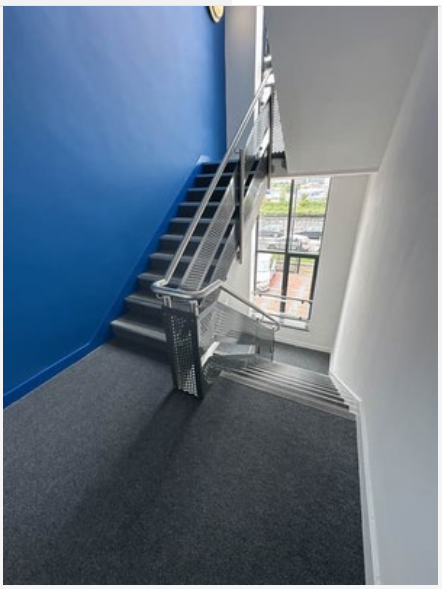
7.10 Stairs

Description	**Dog-Leg, Mid Landing, Open Balustrade, No movement evident**		
Materiality	**Precast Concrete, In-Situ Concrete**		
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect, Normal Wear**		
Essential Action	**Investigate, Qualified Test & Report**		
Desirable Action	**Upgrade, Modernise**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Property is served by two mirrored stairwells. Pitch and slope appear in order however balustrade- may be low by current standards and for residential use. No evidence of movement and fabrication in precast concrete**		

Width	Riser	Tread	Pitch
1030mm	**190mm**	**280mm**	**36Deg**



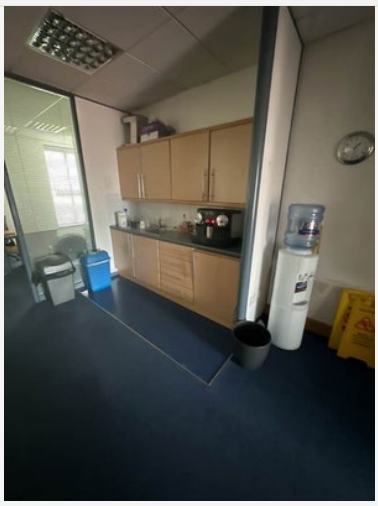


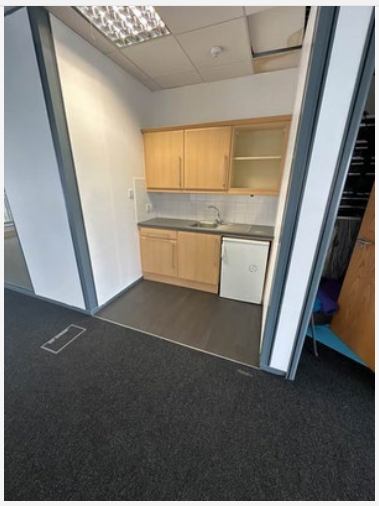


7.11 Food Prep

Description	**Galley Layout, Low Quality, Postformed Doors, Acceptable Space**		
Materiality	**Chipboard Casework, Melamine Coating**		
Condition	**Not Applicable**		
Priority / Action	**Not Applicable**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Kitchenette supplied on each level. Relevant only for access to services supply and waste access points. Generally in order**		

Drawer Pack	Corner Unit	Integrated Appl.	Counter Lighting	Island Unit	Casework No





7.12 Ablutions

Description	**Internal Space, Fully Suited Space**		
Materiality			
Condition	**Accelerated Wear**		
Priority / Action	**Note**		
Access & Visibility	**Limted Access**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**WC cubicle layout located on principle. Spine of building. Relevant to fit out only in terms of location of soil vent, stacks and water supply and waste services.**		
WC	**Back to Wall, Floor Mounted, Recessed Cistern, 12L Full Flush, Multiwick, Drainage not Visible**		
WHB	**Wall Mounted, Plug & Chain**		
BATH			
SHOWER			



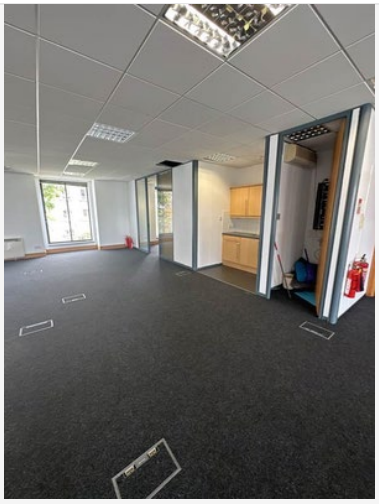


7.13 Ablutions - B

7.14 ~~Decorative Finishes~~

Description	**Generic uniform Finishes**		
Materiality	**Matt Emulsion Paints, Semi Sheen Wall Paints**		
Condition	**Not Applicable**		
Priority / Action	**Note**		
Access & Visibility	**Limited Visibility, Limted Access**	Health and Safety Issue	**No**
Defect / Failure	**Normal Wear**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Not relevant as it applies to intended retrofit. Opportunities may be considered to be in reasonable repair. No aggravated wear and no evidence of sustained damage.**		







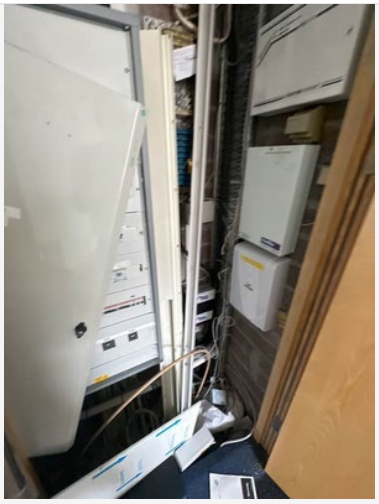
7.15 Ironmongery

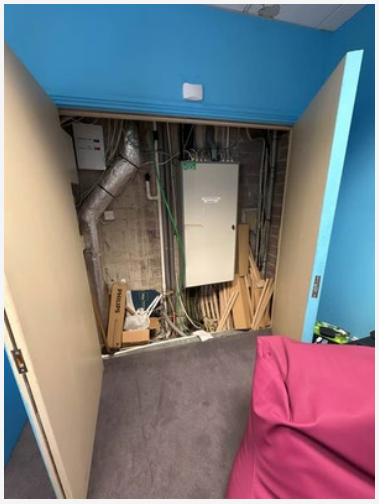
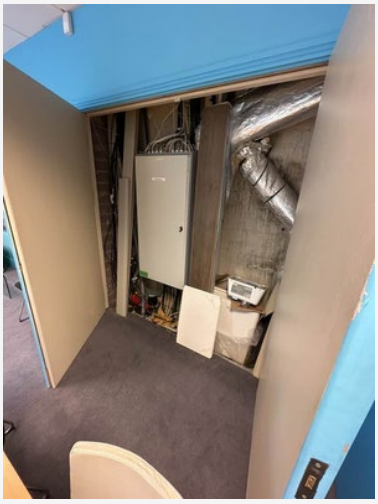
7.16 ~~Storage & Shelving~~

8. Services & Systems

8.1 Electrical Distribution & Containment

Description	**Non-Standard Consumer Unit, MCB use, No Labelled**		
Materiality			
Condition	**Accelerated Wear**		
Priority / Action	**Act**		
Access & Visibility	**Restricted Access, Limted Access**	Health and Safety Issue	**Yes**
Defect / Failure	**Not functioning as intended, Normal Wear**		
Essential Action	**Client Review, Investigate, Qualified Test & Report**		
Desirable Action	**Modernise**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Testing Requirements	**ETCI Periodic Inspection Report, Fixed Wire Safety Check**		
Observations	**As it relates to intended retrofit note, location of vertical riser through all floors, mirrored on both sides of building. Comprises electrical side panel. Serving floor plate.** **Passes through compartment, floors and relies on compartment wall as fire enclosure. Also taking water and waste feeds. Note this electrical distribution will need full reconfiguration and likely relocation to suit residential retrofit. Riser may require relocation or removal and is likely to be primary structural intervention in the building.** **Both properties served by main distribution panel located externally in dedicated compartment. Note this indicates a single metering point for both buildings. Questionable, whether enclosure is sufficiently weathered.** **Internally multiple side panels exist, suitable for separation of apartment floor as per building.** **Intended retrofit would require full electrical rewiring from incoming main on**		

8.2 Small Power

8.3 ~~Lighting~~

8.4 ~~Space Heating~~

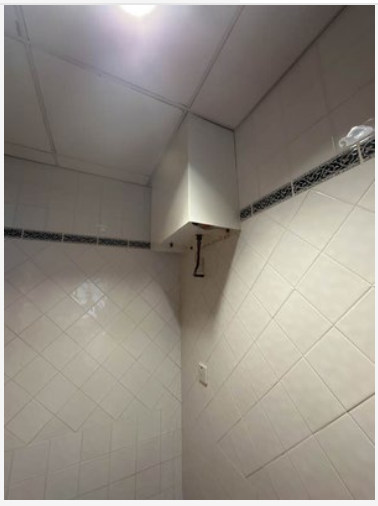
Description	**Storage Radiator, Convection Heater, Electrical Systems Only**		
Materiality	**Flexible Plastic Pipe**		
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Contingency			
Observations	**Space heating is straightforward with wall mounted electrical storage and convection radiators.** **Not relevant to intended residential refit however, in reasonable order showing some signs of wear**		





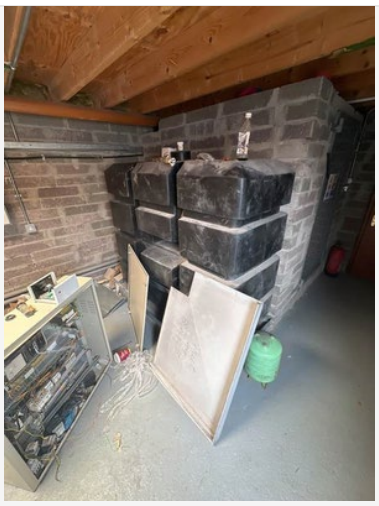
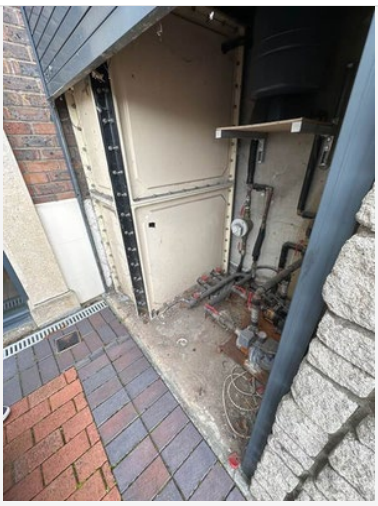
8.5 Water Heating

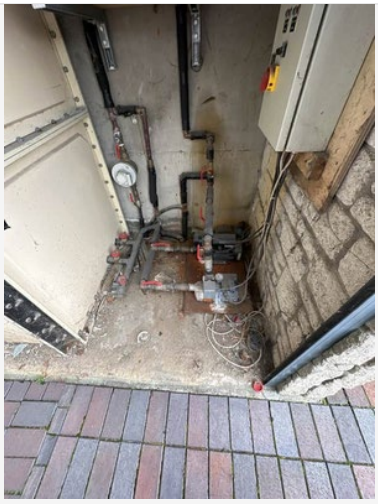
Description	**Booster Pump in place**		
Materiality	**Plastic Distribution**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Restricted Access, Limted Access**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Contingency	**System Check Only**		
Observations	**As appropriate for office use, water heating is by electric standalone wall mounted water heaters. These serve wash handbasin and kitchenette. These are located on a per floor basis however would not be appropriate for residential use.**		



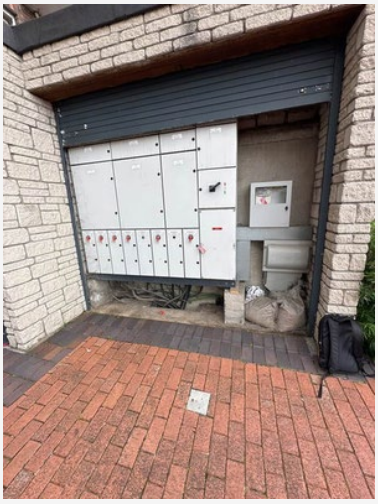
8.6 Water Services

Description	**Mains Supply, Metered, Meter not Visible, Good Pressure, No discolouration**		
Materiality	**Plastic distribution**		
Condition	**Normal Wear**		
Priority / Action	**Prompt**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Mains water supply appears to be brought to each level at kitchenette sink. Reasonable pressure and no discolouration. Relevant for intended refit. Only by dint of access to main riser service which likely is aggregated in dedicated riser.** **Roof zone contains water storage with sufficient room available for supplementary and additional cold water storage suitable for residential living.** **Property is served by external break thank you. This includes a expansion vessel, juicy and redundant pump system. Break tank appears to pump directly to cold water storage located in plant room above lift. Installation is appropriate for reuse and modernisation as part of intended residential retrofit.**		

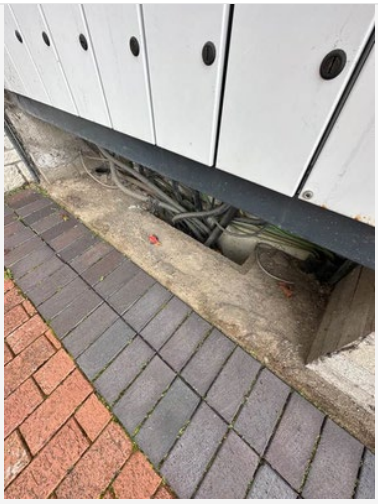





Honeywell

Honeywell
A1700







8.7 Waste Drainage

8.8 ~~Transport Systems (Lifts)~~

Description	**Traction, Manual Keys**		
Materiality	**Standard Finishes**		
Condition	**Accelerated Wear**		
Priority / Action	**Prompt**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**Missing Elements, Not functioning as intended, Not Operable, Not Maintained**		
Essential Action	**Client Review, Qualified Test & Report, Light Repair**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**Yes**	Specialist Insp	**Yes**
Observations	**Property is served by to lift shaft.** **Both units appear to be traction lift with plant in roof space.** **Lift serving number 14 is not operable. Generally lift car and doors appear in order. Service stickers in evidence. Very likely detailed retrofit needs to occur.**		



8.9 Comms

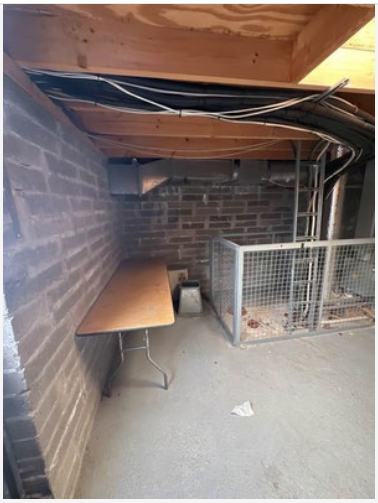
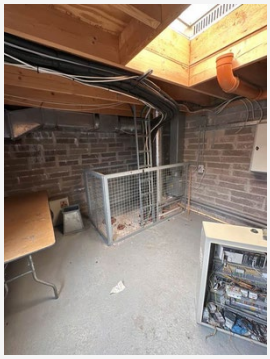
Description	**Broadband in place, Telecom in Place, Multiple Connections, Distribution Patch Panel provided**		
Materiality	**Cat 5 installed**		
Condition	**Not Applicable**		
Priority / Action	**Note**		
Access & Visibility	**Limted Access, Limited Visibility**	Health and Safety Issue	**No**
Defect / Failure			
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Installation as befits, modern office fit out. Dedicated comms cabinet. Add ground floor on each level. Unclear if serving blocks individually or combined. No access available. Not relevant to intended residential photos saving location of incoming broadband or comms.**		



8.10 Ventilation

Description	**Mechanical Extract to Bathroom, Mechanical Extract to Kitchen**		
Materiality	**Plastic internally**		
Condition	**Accelerated Wear**		
Priority / Action	**Prompt**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**No natural or background ventilation across floor plate. Reliant on purge ventilation from sliding sash, fenestration and internal air-conditioning. Not relevant to intended retrofit which may be expected to install background ventilation.** **Roof zone appears to have fine extract for WC systems, which intern again can be applied to residential subject to layout constraints.**		



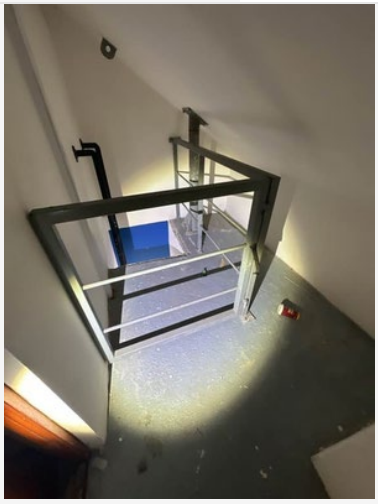
8.11 Gas Services

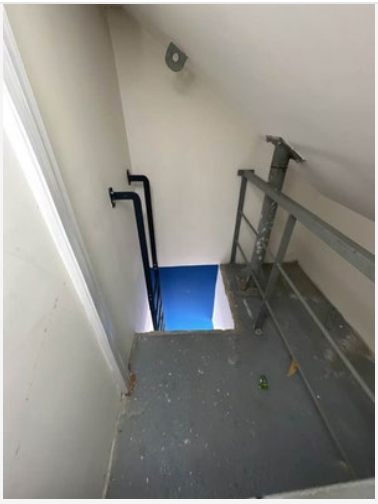
9. Fixtures & Fittings

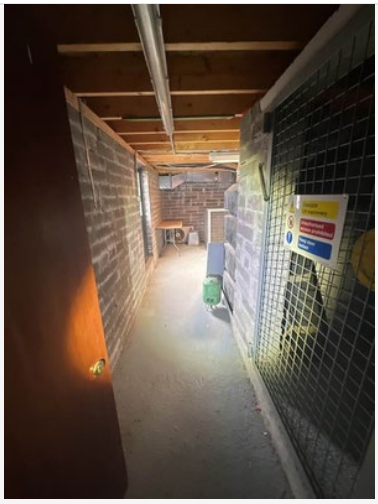
9.1 General Appliances

9.2 Sanitary Fittings and Fixtures
9.3 ~~General Hygiene Fixtures~~
9.4 ~~Plantroom Fittings~~

Description	**Defined Space, Separate Room, Storage Available, Plumbed, Access to Outside, Ventilated**		
Materiality			
Condition	**Normal Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Limted Access, Limited Visibility**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review, Investigate, Qualified Test & Report**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Each three story block served by roof level, plant room. Plant room, encompasses, lift, machine room, cold, water, storage tank, extract, ventilation stack and controls for WC. Air extractor. Weathered with flat roof and unit accessed in good condition. Suitable for use as retrofit and centralised service location.**		







9.5 Storage Fixtures

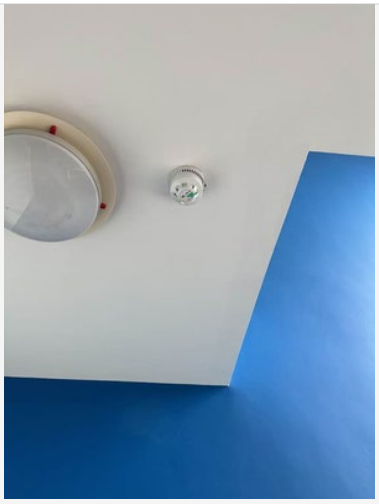
9.6 ~~Loose Furniture~~

10. Safety & Security

10.1 Fire Safety - Detect

Description	**Integrated System, Connected to Block, Dated Installation**		
Materiality	**All normal detection in Place**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Investigate, Qualified Test & Report**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**What appears to be an addressable fire detection system throughout and dedication per building. Expected this will be required to be fully replaced as part of residential retrofit with a change in priority on means of escape zones.**		









10.2 Fire Safety - Protect

Description	**Protected Escape outside Unit, Unit Relies on block protected escape and compartmentation**		
Condition	**Normal Wear**		
Priority / Action	**Note**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**None Required, Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Compartment, doors and walls all in place. Firefighting equipment by way of hydrants in place. Not relevant to intended residential retrofit only by way of allocation in main escape zones.** **Note. There is an escape route only to the front of the building.** **There is no designated escape route to the rear of the building.**		







Is Emergency Lighting in place and visible?	**Yes**
Are Fire Doors in place?	**Yes**
Are doors Self Closing?	**Yes**
Are Intumescent / Smoke Seals in place?	**Yes**
Is integrity of compartment partitions intact?	**Yes**
Are there penetrations at compartment zones?	**Small Bore Elec**

Are fenestration opening lights correctly sized?	**Not Applicable**
Is a fire blanket Provided	

10.3 Carbon Monoxide - Detect

10.4 ~~Access Control~~

Description	**AC to common areas, AC to unit, Appears not managed**		
Materiality	**Coded Entry, Audio Intercom, Key Access**		
Condition	**Accelerated Wear**		
Priority / Action	**Plan**		
Access & Visibility	**Accessible, Visible**	Health and Safety Issue	**No**
Defect / Failure	**No inherent defect**		
Essential Action	**Client Review**		
Desirable Action	**No Additional Action over Essential Works**		
Essential Wrks.	**€ 0.00**	Desirable Wrks.	**€ 0.00**
Mandatory	**No**	Specialist Insp	**No**
Observations	**Access control located at main building entry door. Legacy installed after floor intercom. Voice only. Keypad access to release door. Could be considered suitable for partial reuse however likely fall retrofit for individual residential accommodation required.**		





10.5 Security Alert

10.6 ~~Security - Protect~~

10.7 ~~Landlord Systems~~

Description		
Condition		
Priority / Action		
Access & Visibility	Health and Safety Issue	
Defect / Failure		
Essential Action		
Desirable Action		
Essential Wrks.	Desirable Wrks.	
Mandatory	Specialist Insp	
Observations		

Are Block Metering Locations Secure and Safe?	**Partial**
Are common areas clean and maintained?	**Yes**
Are shared grounds maintained?	**Yes**
Is Waste managed adequately?	**Yes**
Are Management Agents listed and visible?	**No**
Are building life-safety systems maintained?	**Yes**

11. Post Survey Check

Confirmations to Agent	Surveyor has notified agent that they have secured the unit and returned any keys. Confirmed

11.1 Review and Document Issue

Subject to the foregoing, OBFA undertake this report in good faith and towards the provision of useful and relevant guidance information for the purchaser. Notwithstanding this, some aspects of the property cannot be readily determined and remain a risk element. The principal constraints are cited below.

Signature	
Date/Time	**2023-08-11**
Checked / Authorised By	**Ciaran OBrien**
Checked Date	**2023-08-11**
Report Issue Date	**2023-08-11**
Form Completion	**Have all pages in Form been completed?** **Completed**

12. Mandatory Works Checklist

12.1 Minimum Standards

These minimum standards are set out in the Housing (Standards for Rented Houses) Regulations 2019

For each house let or available for letting, the landlord must ensure that the rental property is in a proper state of structural repair. This means that the landlord must maintain the property in a sound state, inside and out. Roofs, slates, windows, floors, ceilings, walls, stairs, doors, skirting boards, fascia's, tiles on any floor, ceiling and wall, gutters, down pipes, fittings, gardens and common areas must be maintained in good condition and repair.

The landlord must ensure that all gas, oil and electricity installations are maintained in good repair, and safe working order and that every room has adequate ventilation and both natural and artificial lighting.	**Not Applicable**
Suitable safety restrictors must be fitted to windows through which a person could fall.	**Not Applicable**
A water closet with a dedicated wash hand basin with hot and cold water	**Not Applicable**
A separate room, for the exclusive use of each rented unit, with a toilet, a washbasin and a fixed bath or shower with hot and cold water	**Not Applicable**
A fixed heating appliance in each room, which is capable of providing effective heating and which the tenant can control	**Not Applicable**
Where necessary, suitably located devices for the detection and alarm of carbon monoxide	**Not Applicable**
Facilities for cooking and for the hygienic storage of food including, a 4-ring hob with oven and grill, fridge-freezer and microwave oven	**Not Applicable**
Access to a washing machine	**Not Applicable**
Access to a clothes-dryer if the rented unit does not have a private garden or yard	**Not Applicable**
A smoke alarm and fire blanket	**Not Applicable**
Access to vermin-proof and pest-proof refuse storage facilities	
In multi-unit buildings, the landlord must provide each unit with a mains-wired smoke alarm; a fire blanket; and an emergency evacuation plan. There must also be emergency lighting in common areas. For full details of rented accommodation requirements, please refer to the Regulations.	**Not Applicable**

12.2 General Local Authority / Approved Housing Body Checklist

Local authorities and certain housing bodies have to adhere to different requirements regarding laundry, food preparation and storage facilities and must provide:

Facilities for the installation of cooking equipment,	**Not Applicable**
Sink, with a piped supply of potable cold water taken directly from the service pipe supplying water from the public main or other source to the building containing the house and a facility for the piped supply of hot water, and an adequate draining area,	**Not Applicable**
Suitable facilities for the effective and safe removal of fumes to the external air by means of a cooker hood or extractor fan, and	**Not Applicable**
Suitable and adequate number of kitchen presses for food storage purposes.	**Not Applicable**

13. Supplementary Pricing Tables - Estimated

13.1 Essential Works Pricing Table (Estimated)

Line Item		Survey Est	Sub-Total	Comp. Est.
Environment				
4.8	**Environment Review**		**€ 0.00**	
5.1	**Boundaries**	**€ 0.00**		
5.2	**Hard Landscaping**	**€ 0.00**		
5.3	**Soft Landscaping**	**€ 0.00**		
5.4	**Refuse Handling**	**€ 0.00**		
5.5	**Universal Access**	**€ 0.00**		
5.6	**Privacy**	**€ 0.00**	**€ 0.00**	
6.1	**Primary Roof Structure**			
6.2	**Secondary Roof Structure**	**€ 0.00**		
6.3	**Flashings**			
6.4	**Eaves**	**€ 0.00**		
6.5	**Rainwater Goods**	**€ 0.00**		
6.6	**Cappings**			
6.7	**Primary Walls**	**€ 0.00**		
6.8	**Secondary Walls**	**€ 0.00**		
6.9	**Plinths & Aprons**	**€ 0.00**		
6.10	**Fenestration**	**€ 0.00**		
6.11	**Cills & Lintols**	**€ 0.00**		
6.12	**Seals & Mastics**	**€ 0.00**		
6.13	**Chimneys**			
6.14	**Finishes**		**€ 0.00**	
7.1	**Roof Structure**	**€ 0.00**		
7.2	**Roof Insulations**			
7.3	**Ceilings**	**€ 0.00**		
7.4	**Walls & Partitions**	**€ 0.00**		
7.5	**Floor - Primary**	**€ 0.00**		
7.6	**Floor – Secondary (Finishes)**	**€ 0.00**		
7.7	**Fireplaces & Flues**			
7.8	**Joinery - Primary**	**€ 0.00**		
7.9	**Joinery - Secondary**	**€ 0.00**		
7.10	**Stairs**	**€ 0.00**		

7.11	Food Prep	€ 0.00	
7.12	Ablutions - Male	€ 0.00	
7.13	Ablutions - Female		
7.14	Decorative Finishes	€ 0.00	
7.15	Ironmongery		
7.16	Storage & Shelving		€ 0.00
8.1	Electrical Distribution	€ 0.00	
8.2	Small Power		
8.3	Lighting		
8.4	Space Heating	€ 0.00	
8.5	Water Heating	€ 0.00	
8.6	Water Services	€ 0.00	
8.7	Waste Drainage		
8.8	Transport Systems	€ 0.00	
8.9	Comms	€ 0.00	
8.10	Ventilation	€ 0.00	
8.11	Gas Services		€ 0.00
9.1	General Appliances		
9.2	Sanitary Fittings Primary		
9.3	Hygiene Fittings Secondary		
9.4	Plantroom Fittings	€ 0.00	
9.5	Storage Fixtures		
9.6	Loose Furniture		€ 0.00
10.1	Fire Safety - Detect	€ 0.00	
10.2	Fire Safety - Protect	€ 0.00	
10.3	Carbon Monoxide - Detect		
10.4	Access Control	€ 0.00	
10.5	Security Alert		
10.6	Security - Protect		
10.7	Landlord Systems		€ 0.00

13.2 Desirable Works Pricing Table (Estimated)

Note, these costs should include the values from essential costs

Line Item		Survey Est	Sub-Total	Comp. Est.
4.8	Environment Review		€ 0.00	
5.1	Boundaries	€ 0.00		
5.2	Hard Landscaping	€ 0.00		
5.3	Soft Landscaping	€ 0.00		
5.4	Refuse Handling	€ 0.00		
5.5	Universal Access	€ 0.00		
5.6	Privacy	€ 0.00	€ 0.00	
6.1	Primary Roof Structure			
6.2	Secondary Roof Structure	€ 0.00		
6.3	Flashings			
6.4	Eaves	€ 0.00		
6.5	Rainwater Goods	€ 0.00		
6.6	Cappings			
6.7	Primary Walls	€ 0.00		
6.8	Secondary Walls	€ 0.00		
6.9	Plinths & Aprons	€ 0.00		
6.10	Fenestration	€ 0.00		
6.11	Cills & Lintols	€ 0.00		
6.12	Seals & Mastics	€ 0.00		
6.13	Chimneys			
6.14	Finishes		€ 0.00	
7.1	Roof Structure	€ 0.00		
7.2	Roof Insulations			
7.3	Ceilings	€ 0.00		
7.4	Walls & Partitions	€ 0.00		
7.5	Floor - Primary	€ 0.00		
7.6	Floor – Secondary (Finishes)	€ 0.00		
7.7	Fireplaces & Flues			
7.8	Joinery - Primary	€ 0.00		
7.9	Joinery - Secondary	€ 0.00		
7.10	Stairs	€ 0.00		
7.11	Food Prep	€ 0.00		
7.12	Ablutions - Male	€ 0.00		

7.13	Ablutions - Female		
7.14	Decorative Finishes	€ 0.00	
7.15	Ironmongery		
7.16	Storage & Shelving		€ 0.00
8.1	Electrical Distribution	€ 0.00	
8.2	Small Power		
8.3	Lighting		
8.4	Space Heating	€ 0.00	
8.5	Water Heating	€ 0.00	
8.6	Water Services	€ 0.00	
8.7	Waste Drainage		
8.8	Transport Systems	€ 0.00	
8.9	Comms	€ 0.00	
8.10	Ventilation	€ 0.00	
8.11	Gas Services		€ 0.00
9.1	General Appliances		
9.2	Sanitary Fittings Primary		
9.3	Hygiene Fittings Secondary		
9.4	Plantroom Fittings	€ 0.00	
9.5	Storage Fixtures		
9.6	Loose Furniture		€ 0.00
10.1	Fire Safety - Detect	€ 0.00	
10.2	Fire Safety - Protect	€ 0.00	
10.3	Carbon Monoxide - Detect		
10.4	Access Control	€ 0.00	
10.5	Security Alert		
10.6	Security - Protect		
10.7	Landlord Systems		€ 0.00

14. Supplementary Pricing Table - Blank

Line Item			Sub-Total	Comp. Est.
4.8	Environment Review			
5.1	Boundaries			
5.2	Hard Landscaping			
5.3	Soft Landscaping			
5.4	Refuse Handling			
5.5	Universal Access			
5.6	Privacy			
6.1	Primary Roof Structure			
6.2	Secondary Roof Structure			
6.3	Flashings			
6.4	Eaves			
6.5	Rainwater Goods			
6.6	Cappings			
6.7	Primary Walls			
6.8	Secondary Walls			
6.9	Plinths & Aprons			
6.10	Fenestration			
6.11	Cills & Lintols			
6.12	Seals & Mastics			
6.13	Chimneys			
6.14	Finishes			
7.1	Roof Structure			
7.2	Roof Insulations			
7.3	Ceilings			
7.4	Walls & Partitions			
7.5	Floor - Primary			
7.6	Floor – Secondary (Finishes)			
7.7	Fireplaces & Flues			
7.8	Joinery - Primary			
7.9	Joinery - Secondary			
7.10	Stairs			
7.11	Food Prep			
7.12	Ablutions - Male			

7.13	Ablutions - Female			
7.14	Decorative Finishes			
7.15	Ironmongery			
7.16	Storage & Shelving			
8.1	Electrical Distribution			
8.2	Small Power			
8.3	Lighting			
8.4	Space Heating			
8.5	Water Heating			
8.6	Water Services			
8.7	Waste Drainage			
8.8	Transport Systems			
8.9	Comms			
8.10	Ventilation			
8.11	Gas Services			
9.1	General Appliances			
9.2	Sanitary Fittings Primary			
9.3	Hygiene Fittings Secondary			
9.4	Plantroom Fittings			
9.5	Storage Fixtures			
9.6	Loose Furniture			
10.1	Fire Safety - Detect			
10.2	Fire Safety - Protect			
10.3	Carbon Monoxide - Detect			
10.4	Access Control			
10.5	Security Alert			
10.6	Security - Protect			
10.7	Landlord Systems			

15. Limitations of Report

GROUNDS & LANDSCAPE
Inspection is based on visual access only

EXTERIOR FABRIC
Irrespective of the construction date, asbestos containing materials could be present in the building

INTERIOR FABRIC
Walls were not inspected for core dampness as a Damp Proof Course is assumed to be in place due to the period of construction. Localised damp ingress or condensation damage assessment made only.

SYSTEMS & SERVICES
Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards. A thermographic record will be taken of the consumer unit to identify possible poor connections.

SAFETY WARNINGS
Electrical installations should be inspected and tested regularly to protect a home from damage and to avoid putting life safety at risk. It is recommended that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change.

All gas and oil appliances and equipment should regularly be inspected, tested, maintained, and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air.

WORKS ESTIMATES
The cost of repairs may influence the amount the purchaser is prepared to pay for the property. Before a legal commitment to buy the property is made, reports and estimates for all the repairs and further investigations the surveyor may have identified should be factored.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers, and so on). Some work may also need you to get planning permission from your local authority. All works are required by law to be undertaken in compliance with the Building Control Regulations.

The estimates costs provided for essential and desirable works are 'estimates' only and should be considered as order of magnitude costs only. No measure of quant or specification has been made and will differ from property to property.

FURTHER INVESTIGATIONS
If the surveyor was concerned about the condition of a hidden part of the building or could only see part of a defect, or does not have the specialist knowledge to fully assess part of the property, they may have recommended that further investigations should be carried out to discover the true extent of the problem. This is flagged in the executive summary.

Who you should use for these further investigations?
The purchaser should ask an appropriately qualified person.

What will the further investigations involve?
This will depend on the type of problem but, to do this properly, parts of the home may have to be disturbed and so the purchaser should discuss this matter with the current owner. In some cases, the cost of the investigation may be high.

When to do the work
The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

Condition rating C – repairs should be done soon. Exactly when will depend on the type of problem but it usually does not have to be done right away. Many repairs could wait weeks or months, giving time to organise suitable reports and estimates.

Condition rating D – repairs should be done as soon as possible. The speed of response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning
Although repairs of elements with a condition rating C are not considered urgent, if they are not addressed, they may develop into more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

15.1 ISSUES FOR LEGAL ADVISERS

The architect/ surveyor does not act as 'the legal adviser'. If, during the inspection, the surveyor identifies issues that the legal advisers may need to investigate further, the surveyor may refer to these in the report. The surveyor will not comment on any legal documents.

15.2 STATUTORY REGULATIONS

PLANNING
The purchaser's solicitor should seek compliance/ exemption with planning permission from the vendor. A Planning search is not within the general scope of the survey.

BUILDING REGULATIONS
The purchaser's solicitor should seek compliance/ exemption with building regulations from the vendor. Declarations of compliance with standards is outside the scope of this survey.

GUARANTEES
The purchaser should establish if the following are available from the vendor:

- Electricity- Test Certificate
- Gas- Test Certificate
- Heating Servicing records

OTHER MATTERS
The purchaser should ask their legal advisor to confirm the title of the property.
The purchaser should ask their legal advisor to establish if a land registry map exists of the property.

16. Terms and Conditions

TERMS & CONDITIONS OF ENGAGEMENT FOR SURVEYS AND REPORTS on Houses and Apartments.

Subject to express agreement to the contrary and any agreed amendments/additions, the terms of my engagement to undertake the Building Survey are as follows:

16.1 General

Based on an inspection as defined below, the Surveyor, will advise the Client by means of a Report as to his opinion of the visible condition and state of repair of the subject property. The Report does not include advice on value or a reinstatement cost assessment for insurance purposes.

16.2 The Inspection

(a) *Accessibility and Voids*

(i) The Surveyor will inspect as much of the surface area of the structure as is practicable.

(ii) Voids will be entered if there is reasonable means of access and sufficient space within the voids available. Unfixed hatches to roof and floor voids and screwed down hatches to concealed boilers, etc. will be opened where this can be done without causing damage or expenditure of expensive time. Hatches requiring an Allen key to access them will not be opened.

(iii) The property will be inspected from within its boundary and adjacent public land.

(iv) Exposure works to the building superstructure or below ground will not be carried out. No tests will be undertaken on cements and concretes used in the construction and it will therefore not be possible to confirm the presence or otherwise of high alumina cement, chlorides, sulphates, pyrite, or other deleterious materials.

(v) It is not possible to inspect those parts of the property which are covered, unexposed or inaccessible and it is therefore not possible to report that such parts are free from rot, wood worm or other defects.

(vi) Our comments and recommendations within the report will be based on a single inspection. No monitoring of cracks, damp areas or other faults will be possible. Without the benefit of an inspection of the property over time, it may not be possible to come to categorical conclusions in some instances. We will however indicate where further investigation or monitoring would be prudent.

(b) *Floors*

The Surveyor will lift accessible sample loose floorboards, trap doors, if any, which are not covered by heavy furniture, stored contents, stored goods, laminate, timber board finishes, plywood, hardboard, tiles, fitted carpets or other floor coverings. The Surveyor will not attempt to raise any fixed floorboards without permission.

(c) *Roofs*

The Surveyor will inspect the roof voids if there are available suitable access hatches. The Surveyor will provide a ladder of sufficient height to gain access to a roof hatch or a single storey roof, not more than 3.0metres (10'0'') above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level, in such cases, pitched roofs will be inspected with the aid of binoculars. Close inspection of areas beyond this height for example, flat roofs to two storey buildings, dormer roof windows, chimney stacks, parapet walls and valleys can only be undertaken where reasonable/safe access exists. It would be possible to arrange for a more detailed inspection of these areas if safe access can be confirmed prior to the inspection. The Surveyor will follow the guidance given in "Surveying Safely" issued by the Royal Institution of Chartered Surveyors which incorporates guidance on the safe use of ladders and step ladders issued by the Health and Safety Executive. Roof voids will not be inspected if hatches are sealed or in such a position that they cannot be safely reached with a 3 metre (10'0'') ladder.

Roof voids will be entered where reasonably possible and general examination will be made, with the aid of a torch, to establish the overall condition. Detailed examination of each and every component will not be made although close inspection, where practicable, will be made of suspect areas. Insulation will not be lifted apart from relatively small sections to ascertain items such as the construction of the ceiling, the depth of ceiling joists, or, if reasonable access is available, to expose areas where suspected defects exist. Flat roofs will only be walked upon if it is considered safe to gain access and no damage will be caused to the roof coverings.

(d) *Chimney flues*

General comment only. No detailed inspection of chimney flues or linings will be possible. Neither will it be possible to determine the performance of flues or open fires.

(e) *Boundaries, Grounds and Outbuildings*

The inspection will include boundary walls, retaining walls, fencing, paving, driveways, grounds and outbuildings.

General comments only will be given on the construction and condition of such parts unless a more detailed inspection is specifically requested by the Client. Outbuildings will include structures of a substantial nature such as garages; however, insubstantial structures such as timber garden sheds will not be included. Specialist leisure facilities, including swimming pools and tennis courts, will not be inspected.

(f) *Services*

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole/Armstrong junction covers will be lifted where accessible and practicable. No tests, other than operation of taps and WC's, where possible, will be applied unless previously agreed. Service installations including gas, electric, water and drainage will not be tested.

The Surveyor will report if, as a result of the inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained. Comment will not be given on whether the service installations comply with current regulations. Boilers will not be activated without the vendor's permission. The central heating installation will be visually inspected; testing will not be carried out.

(g) *Areas Not Inspected*

The Surveyor will identify any areas which should be inspected but where it is not possible to do so, the Surveyor will indicate where it is considered that access should be obtained or formed and, furthermore, will advise on possible or probable defects based on evidence from what could be seen.

(h) *Apartments*

Our acceptance of an instruction to inspect and report upon an apartment is solely dependent upon our judgement as a Registered Architectural Practice whether the specific property is considered, by us, to be suitable for a Building Survey. Generally, apartments are considered to be unsuitable for this service and primarily due to shared liabilities and costs for the repair and maintenance of largely uninspected areas. There is potential for significant financial expenditure to remedy defects affecting unseen elements of an uninspected structure(s) and development. Any agreed reports are made on this basis and without liability for consequential costs.

Unless otherwise agreed, the Surveyor/Architect will inspect only the subject apartment and the related internal and external common parts and the visible part of the structure of the building in which the subject apartment is situated. Other apartments will not be inspected. The Surveyor will state in the Report any restrictions on accessibility to the common parts or visibility of the structure. The Client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance. (Many apartments form part of large developments consisting of several blocks. In such cases the Surveyor Architect will be inspecting only the one block in which the apartment is situated).

In carrying out the inspection, the Surveyor Architect will follow the guidance in "Surveying Safely" issued by the Royal Institution of Chartered Surveyors along with Good Practice Guidance issued by the RIAI

16.3 Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the Report, the Architect will assume that no deleterious or hazardous materials including pyrite have been used in the construction of the property.

(b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage - see paragraph 2(a).

(c) The Surveyor will advise in the Report if the property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

(d) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property, but the Surveyor cannot assess any possible effect on health. For obvious reasons, the Surveyor cannot report on any underground cables.

(e) Properties of non-traditional construction will be identified where possible and will be stated in the Report, together with comments on known defects.

16.4 Contamination

(a) The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from local knowledge or the inspection, it is considered that contamination might be a problem, the Surveyor will advise as to the importance of obtaining a report from an appropriate specialist.

(b) No environmental study or geotechnical study is included in the survey.

16.5 Consents, Approvals and Searches

(a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The Surveyor will assume that Planning Permissions, Fire Safety Certificates and all Building Regulation compliance issues, and other consents required have been obtained. In the cases of new buildings, and alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's Legal Adviser(s). Drawings and specifications will not be inspected by the Surveyor unless part of a separate instruction.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice, and that neither the property, nor its condition, its use, or its intended use, is, or will be, unlawful.

16.6 Further Investigations

The Client should ensure that, where the Surveyor recommends that further investigations, reports from specialist contractors or estimates for repairs are required, these are obtained prior to legal commitment to purchase.

16.7 Fees and Expenses

The Fee has been based on the description given and the right is reserved to amend this should the property be found to be substantially different to that envisaged. Similarly, should instructions for a building survey be varied by the Client, additional fees may be payable at the Surveyor's discretion.

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

16.8 Restrictions on Disclosure

The Report is for the sole use of the named Client and is confidential to the Client and Client's professional advisers. No other party, individual, company or agency may rely on its contents without prior written agreement. This Report may not be reproduced in whole or parts without prior written consent.

END OBFA