

# BUILDING SURVEY REPORT



**PROPERTY ADDRESS:**



**CLIENTS NAME:**



**DATE OF SURVEY VISIT:**

19th January 2023

**PREPARED BY:**

Surveyor



Company



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# Introduction

In accordance with instructions received from [REDACTED], [REDACTED] has carried out a visual inspection of the subject property known as [REDACTED]

This Building Survey report has been produced following the inspection. If you decide not to act on the advice in this report, you do this at your own risk.

The report aims to help you:

- Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any significant repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase the property

Any extra services that the Surveyor provides that are not covered by the terms and conditions of this report must be covered by a separate contract.

It is to be stressed that it is not the intention of this report to enumerate each and every item of defect evident but rather to identify those defects and matters of significance that the Surveyor advises should be considered prior to the purchase of the property and may materially affect value.

If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later stage.

Please note that this Building Survey report is for the benefit of [REDACTED] and their legal advisor and should not be reproduced in whole or part without the permission of the author/s. It shall not be relied upon by any third party without written consent of [REDACTED] and any third party relying upon any part of this report does so entirely at their own risk.

# B

## Scope of Instruction

The Surveyor carries out a visual inspection only.

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but they do not force or open up the fabric of the building. No account can be taken for work/issues that have been covered up.

The Surveyor undertakes a visual inspection of the accessible services and comments on any obvious defects, but he/she is not a qualified electrician, gas engineer, plumber or drainage contractor and are therefore not qualified to test or comment in detail upon the services within the building.

The Surveyor inspects roofs, chimneys and other surfaces on the outside of the building from ground level.

The Surveyor inspects the roof structure from the attic roof hatch or inside the roof space if there is access (although no insulation material, stored goods or other contents are lifted or moved). The Surveyor examines floor surfaces and under-floor spaces so far as there is safe access to these (although no furniture, floor coverings or other contents are lifted or moved). The Surveyor does not remove the contents of cupboards. The Surveyor is not able to assess the condition of the inside of any chimney, boiler or other flues. Also, the Surveyor does not remove secured panels or undo electrical fittings.

The Surveyor notes in their report if they are not able to check any parts of the property that the inspection would normally cover. If the Surveyor is concerned about these parts, the report will tell you about any further investigations that are needed.

The Surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs suggested may be expensive.



Please read the 'Description of the Building Survey Report Service' (at the back of this report) for details of what is, and is not, inspected.

# C

## Condition Ratings & Terminology

To help describe the condition of the home, this report provides condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In section **E** the elements are presented in an overall summary table with the elements that have the worst condition rating reported first. In the element boxes in parts **G, H, I, J and K**, the report describes the elements in more detail. The condition ratings are described below.

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property
<b>2</b>	Defects that need repairing or replacing but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.
<b>1</b>	No repair is currently needed. The elements listed here must be maintained in the normal way. No obvious defect / presence noted during the visual inspection.
<b>NI</b>	Not inspected (see section B Scope of Inspection).
<b>N/A</b>	No condition rating provided as element not present or not applicable.

Where the phrases immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate:	As soon as possible
Short term:	Within 1 - 3 years
Medium term:	Within 3 - 5 years
Long term:	Within 5 - 10 years
Very long term:	Within 10 - 20 years

# About the Inspection

**Surveyor's Name**

[REDACTED]

**Surveyor's Qualification**

[REDACTED]

**Company Name**

[REDACTED]

**Contact Details**

[REDACTED]  
[REDACTED]  
[REDACTED]

**Date of the inspection**

19th January 2023

**Report reference number**

GHS

**Related party disclosure**

Not applicable

**Full address of the property**

[REDACTED]  
[REDACTED]  
[REDACTED]

**Weather conditions when the inspection took place**

When I inspected the property, the weather was cold and dry following cold and dry weather. 4°C and sunshine

**The status of the property when the inspection took place**

The property was unoccupied by present owners at the time of inspection.  
The property was unfurnished.

# Overall Opinion and Summary of the Condition Ratings

This section provides our overall opinion of the property and summarises the condition ratings of the different elements of the property. To determine the condition of the property, the Surveyor assesses the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

If an element is made up of several different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is noted here.

To make sure you get a balanced impression of the property, the Surveyor strongly recommends that you read all sections of the report, in particular the 'What to do now' section and discuss this with the Surveyor if required.

## The overall opinion of the property

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

**3**

### Elements that require urgent attention

Section of the report	Element number	Element name
G: Outside the property		
H: Inside the property	H10	Thermal insulation & energy efficiency
I: Services	I1	Electricity
J: Grounds	J2	Gardens & Outbuildings
K: Hazards & Environment		

**Elements that require attention but are not serious or urgent**

Section of the report	Element number	Element name
G: Outside the property	G1 G4 G6 G8	Chimney stacks Main walls External doors Other joinery and finishes
H: Inside the property	H1 H2 H3 H4 H5 H6 H7 H11	Roof structure Ceilings Walls and partitions Floors Fireplaces, chimney breasts and flues Built-in fittings Woodwork (e.g. staircase and joinery) Internal Decoration
I: Services	I2 I3 I4 I5 I6	Gas/Oil Water supply & plumbing Heating Water heating Drainage
J: Grounds		
K: Hazards & Environment	K1 K4	Asbestos Security & means of escape

**Elements with no current issues**

Section of the report	Element number	Element name
G: Outside the property	G2 G3 G5 G9	Roof coverings Rainwater pipes and gutters Windows External Decoration
H: Inside the property	H8 H9	Bathroom fittings Dampness, condensation and timber defects
I: Services		
J: Grounds	J3	Boundary & Other
K: Hazards & Environment	K2 K3 K5	Pyrite Mica Flood risk

**Elements not inspected**

Section of the report	Element number	Element name
G: Outside the property		
H: Inside the property		
I: Services		
J: Grounds		
K: Hazards & Environment	K6 K7	Radon risk Invasive plants



N/A

**No condition rating provided as element not present or not applicable**

Section of the report	Element number	Element name
G: Outside the property	G7	Conservatory and porches
H: Inside the property		
I: Services	I7	Common services
J: Grounds	J1	Garage
K: Hazards & Environment		

# About the Property

Please note that all references in this report to left, right, front or rear are described assuming the reader is standing within the front of the property facing the Front elevation of the property..

## Type of property

The property is two-storey end of terrace house with a small flat roof single storey kitchen extension to the rear. The property has three bedrooms. The front of the property faces North East.

## Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1960/1965.

## Approximate year the property was extended

A single storey extension has been added to the rear of the property and based on my knowledge of construction, I think this was built in 1980.

## Approximate year the property was converted

The property has not been converted.

## Information relevant to apartments, flats and maisonettes

N/A

## Freehold / Leasehold

We have not been advised of the tenure of the property. Your Legal adviser must advise you.

## Construction

The property is built using traditional materials and techniques.

# F

## Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of Other
Ground	1	0	0	0	1	0	0	1	Dining room
First	0	3	1	0					

## Energy Efficiency Rating

The BER (Building Energy rating) was not shared with the Surveyor prior to the inspection.

## Mains services

The marked boxes show that the mains services are present:

Gas	Electric	Water	Drainage
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## Central heating

Gas	Electric	Solid fuel	Oil
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat pumps	Solar	Other	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Other services or energy sources (including feed-in tariffs)

N/A

## Grounds

The property has private gardens to the front and rear.  
There is parking at the property to the front with concrete finish. Concrete is cracked and in need of attention.

## Location

The property is in an urban setting, approximately 2 km from Tempelogue .  
The road outside the property is quiet.

## Facilities

The property is close to transport services, schools, colleges, shops, etc.

## Local Environment

I am not aware of any issues in the local environment.

# Outside the Property

## Limitations to inspection

### G1 Chimney stacks

The chimney stack has a plaster finish. Crack in chimney to be investigated and repaired. From the ground inspection, the chimney appears to be an adequate height above the roof slope. i.e., 600mm -1.0m. We did not examine the flashing externally up close due to its height. Chimney Pot is damaged and needs to be replaced.

2



Photo - 1 Chimney to rear.

### G2 Roof coverings

The main roof on the property is pitched. The main roof is covered with concrete tiles. There was no visible evidence of deflection from an external point of view at the time of inspection. The extension roof is covered with built up felt. Flat roof. To be monitored for possible future deterioration. No ponding and no visible evidence of leaks at time of inspection.

1



Photo - 2 Main roof



Photo - 3 Flat roof over extension

### G3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of uPVC. The fascia and soffit consist of painted timber panels which require annual maintenance. We

1

recommend replacing to a vented PVC finish which is of lower maintenance.  
Gully trap to rear is overgrown.



Photo - 4 Rain water pipes and gutters



Photo - 5 Gully trap to rear is overgrown.



Photo - 6 Rain water pipes and gutters



Photo - 7 GT to front



Photo - 8 GT at shed



Photo - 9 GT to front

## G4 Main walls

The outside walls are built of concrete blocks and brick.  
The outer face of the walls are coated/covered with plaster render.  
Due to the presence of a rendered plinth I was not able to confirm the presence of a DPC. However no dampness was detected internally and it is likely that an effective DPC exists. The external walls appear to be not dry lined throughout. No insulation.

2





Photo - 10 Front elevation



Photo - 11 Plinth and front step

## G5 Windows

The double glazed windows are made of uPVC. Relatively new. All appear to be in good condition.

1



Photo - 12 Typical window



Photo - 13 Typical window

## G6 External doors

The Porch door is a sliding door made of aluminium with single-glazing. Certificate of Exemption required.

The front door is hardwood with single-glazing.

The locking arrangement on the front and rear doors are not up to current standards and are a security risk. These should be improved soon.

The other external doors off the rear are double glazed units made of PVC.

2



Photo - 14 Porch door



Photo - 15 Internal front door



Photo - 16 Lock not secure



Photo - 17 Lock not secure



Photo - 18 Kitchen door

### G7 Conservatory and porches

N/A

### G8 Other joinery and finishes

The external joinery includes fence and these are made of timber. The surfaces are varnished. Fence in very poor condition.

2



Photo - 19 Fence in very poor condition

### G9 External Decoration

No external redecoration of the property is required at this time.  
No external redecoration of the boundary walls is required at this time.

1





*Photo - 20 Front elevation*



*Photo - 21 Rear boundary fence*



*Photo - 22 Front boundary wall*

## Inside the Property

### Limitations to inspection

### H1 Roof structure

The internal roof structure consists of a cut timber system. Attic timbers appear to be in good condition. The level of thermal insulation is less than current standards. This will result in lower internal temperatures and higher heating costs. Additional collar ties to be fitted. May be possible to convert Attic to an additional Storage Room.

2



Photo - 23 Roof timbers in good condition



Photo - 24 Rockwool insulation



Photo - 25 Insulation SEAI Certificate.



Photo - 26 Additional collar ties to be fitted

### H2 Ceilings

The ceilings are made of suspended timber with modern plasterboard finish. Stipple finish. Large shrinkage crack in Dining Room and bedroom ceiling to be investigated and repaired. Panelled ceiling in kitchen.

2





Photo - 27 Stipple ceiling



Photo - 28 Stipple ceiling



Photo - 29 Shrinkage cracks to be investigated and repaired.



Photo - 30 Panelling on ceiling in kitchen



Photo - 31



Photo - 32 Shrinkage cracks in ceilings to be monitored for possible future deterioration.

### H3 Walls and partitions

The internal walls and partitions are built of masonry and timber stud with skim plaster finish. Although I could see no particular problems now, a heavy lining paper covers the walls. Removing this during redecoration may damage the plaster and you should plan for additional repairs. Shrinkage crack in rear bedroom to be investigated and repaired.

2

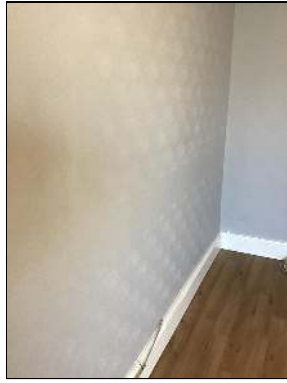


Photo - 33 Internal wall



Photo - 34 Heavy lining paper



Photo - 35 Shrinkage crack in rear bedroom to be investigated and repaired.

## H4 Floors

The lower floors are built of suspended timber. Laminate finish. Badly stained in some areas. The upper floors are built of suspended timber. Laminate and carpet finish. T&G finish in box bedroom. Some areas are patched and should be monitored. Very creaky floor on landing.

2



Photo - 36 Laminate finish. Badly stained in some areas.



Photo - 37 Laminate finish. Badly stained in some areas.





Photo - 38 Laminate in bedrooms



Photo - 39 Carpet on stairs and landing. Very creaky floor on landing.



Photo - 40 T&G flooring in bedrooms

## H5 Fireplaces, chimney breasts and flues

The property includes an open fire in the Dining Room..

Fire not lighting at time of inspection.

All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person.

You should arrange to have the flues and chimneys to solid fuel burning appliances (even smokeless fuels) swept regularly and this should be done by a contractor experienced in this type of work.

You should ask your legal adviser to check whether: the solid fuel burning appliance has been safety checked and whether the chimney has been swept within the last 12 months. If this has not been done, you should ask an appropriately qualified person to do this before you use the appliance.

2



Photo - 41 Fireplace in living room

## H6 Built-in fittings

The Kitchen has modern fitted units with Formica worktops.  
 Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls.  
 The Bedroom fittings are basic DIY.  
 Built in units in front hall also.  
 Fuse board door is loose.

2



Photo - 42 Kitchen units



Photo - 43 The Bedroom fittings are basic DIY.



Photo - 44 Built in units in front hall.



Photo - 45 Built in unit in hall.



Photo - 46 Fuse board door is loose.



Photo - 47 The Bedroom fittings are basic DIY.

## H7 Woodwork (e.g. staircase and joinery)

The doors, architraves and frames are made of soft wood with varnish finish.  
 The staircase is made of timber. Carpet finish.  
 Wainscoting in hall and stairs.

2



Photo - 48 Typical door and frame



Photo - 49 Hardwood stair rail



Photo - 50 Wainscoting in hall and along stairs



Photo - 51

## H8 Bathroom fittings

The fittings and appliances in the Bathroom comprise of WC, WHB and electric shower. No visible evidence of leaks from fittings or fixtures at time of inspection.

1

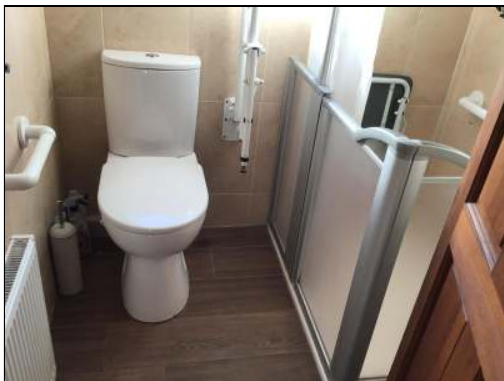


Photo - 52 Assisted living Bathroom fittings and fixtures



Photo - 53 Wash hand basin

## H9 Dampness, condensation and timber defects

Due to the presence of a rendered plinth I was not able to confirm the presence of a DPC (damp-proof course). However no dampness was detected internally and it is likely that an effective DPC exists.

1



Photo - 54 Plinth and front step

## H10 Thermal insulation & energy efficiency

Due to the age of the property, it appears that there is no thermal insulation on the external walls . This will result in lower internal temperatures and higher heating costs. Recommend that the property is professionally and properly insulated to improve the energy efficiency and comply with current Building Regulations.

3

Attic fully insulated.



Photo - 55 Fully insulated tank and pipes in attic

## H11 Internal Decoration

The internal decorations are generally in good condition but some areas are marked and in need of redecoration.

2



Photo - 56 Poor internal decor



Photo - 57 Poor internal decor





*Photo - 58 Poor internal decor*



*Photo - 59 Poor internal decor*



# Services

Services are generally hidden within the construction of the property. This means that the Surveyor can only inspect the visible parts of the available services, and he/she does not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.

## Limitations to inspection

### I1 Electricity

Safety warning: It is recommended that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

There is a mains electricity supply and the meter unit is located in the Hall. The electricity supply was on when I inspected.

Fuse board and all electrics to be checked by a qualified electrician PRIOR to purchase.

Dated screw in fuses to be replaced with new RCB unit.

Several sockets are located too close to floor level.

There appears to be a lot of "upgraded" wiring fitted throughout the property. The workmanship is shoddy and untidy and I suggest that the entire house is professionally rewired and a new RCB type fuse board fitted in place of the dated screw in type presently in place.

3



Photo - 60 Sockets too close to the floor



Photo - 61 Sockets too close to the floor, and loose wiring.

### I2 Gas/Oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Registered Gas Installer (RGI) or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.

There is a mains gas supply, and the meter and control valve are located in in a box in the front garden .

A registered Gas Installer (RGI) should check all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc on an annual basis. Heating systems and appliances that have not been checked may be a safety hazard.

2



Photo - 62 Gas meter box in front garden

### I3 Water supply & plumbing

Safety warning: It is recommended that you should get a fully insured and registered plumber to check the property's drains and its plumbing fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

There is an independent mains water supply to the property. The stop valve within the property is located behind a panel under the Kitchen sink. The water storage tank is in the attic and made of plastic. The water tank has some insulation missing. Condition rating 2. This should be repaired soon.

2

All plumbing to be checked by a qualified Plumber PRIOR to purchase.



Photo - 63 The stop valve within the property is located behind a panel under the Kitchen sink.

### I4 Heating

The property is heated by mains gas.  
The property is heated by a boiler.  
Boiler to be serviced.  
Radiator valve covers missing.  
Damaged walls at pipework to be repaired.

2



Photo - 64 Boiler to be serviced.



Photo - 65 Radiator caps missing.



Photo - 66 Poor workmanship at heating pipes.

## I5 Water heating

The hot water is provided by the heating system boiler. Backup immersion in the hotpress.  
Cylinder not adequately insulated.  
No labels on valves and stopcocks in the hotpress  
Check all plumbing prior to purchase.  
Wall damaged inside hotpress.

2



Photo - 67 Cylinder not adequately insulated.



Photo - 68 No labels on valves and stopcocks in the hotpress



Photo - 69 No labels on valves and stopcocks in the hotpress

## I6 Drainage

The property is connected to the public sewer and the drainage system consists manholes, Aj's and gully traps in the front and rear gardens. Gully traps to be cleaned out.

2



Photo - 70 Manhole in rear garden



Photo - 71 Gully trap



Photo - 72 AJ in front garden

## I7 Common services

N/A

N/A



## Grounds (including shared areas for apartments or flats)

### Limitations to inspection

### J1 Garage

There is no Garage.

N/A

### J2 Gardens & Outbuildings

The property has private gardens to the front and rear.  
The private gardens are in need of attention. Driveway is cracked.

3

The outbuildings on the property consist of timber sheds in the rear garden.  
One is a workshop and one is a shed.  
Asbestos roof sheeting on Shed. Shed is weatherproof but not fit for human habitation.  
Workshop structure in poor condition. Roof is sagging and leaking.



Photo - 73 The private gardens are in need of attention. Driveway is cracked.



Photo - 74 Workshop structure in poor condition. Roof is sagging and leaking.



Photo - 75 Workshop structure in poor condition. Roof is sagging and leaking.



Photo - 76 Workshop structure in poor condition. Roof is sagging and leaking.



*Photo - 77 Shed is weatherproof but not fit for human habitation.*



*Photo - 78 Asbestos sheeting on shed roof*



*Photo - 79 Metal sheeting on workshop roof*



*Photo - 80 Inside view of Shed*



*Photo - 81 Sub standard WC fitted in Shed, not connected*



*Photo - 82 Shed roof is sagging*



*Photo - 83 Covered side passage to rear of shed*



### J3 Boundary & Other

The boundaries of the property consist of block walls.

1



*Photo - 84 Front boundary wall*



# Hazardous Materials & Environmental Concerns

## K1 Asbestos

Because of the Asbestos content noted earlier in the report, these areas should not be disturbed without prior advice from a licensed asbestos specialist or a contractor experienced in this type of work.

2

## K2 Pyrite

We have not undertaken a full Pyrite survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you instruct a competent person to perform a Pyrite test in accordance with NSAI Standard I.S. 398-1:2017.

No obvious signs of Pyrite.

1

## K3 Mica

We have not undertaken a Mica survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.

No obvious signs of Mica.

1

## K4 Security & means of escape

The property is not protected by an alarm. The locking arrangement on the front and rear doors are not up to current standards and are a security risk. These should be improved soon.

2



Photo - 85 Lock not secure



Photo - 86 Lock not secure

## K5 Flood risk

The property is in an area that is unlikely to flood. Visit [www.floodinfo.ie](http://www.floodinfo.ie) to check if the property is in an area that is vulnerable to flooding.

1

**K6 Radon risk**

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. Radon is a radioactive gas that causes lung cancer. It is formed in the ground by the radioactive decay of uranium which is present in all rocks and soils. You cannot see it, smell it or taste it. It can only be measured with special detectors. Radon can cause lung cancer when exposed to high levels over a long period of time. Every year in Ireland, radon causes about 350 cases of lung cancer.

**NI**

The radon risk map will tell you if the property is in a High Radon Area. High Radon Areas are shown in red and dark brown. Radon map on <https://www.epa.ie/environment-and-you/radon/radon-map/>

We checked the property address on the Radon map on [www.epa.ie](http://www.epa.ie) and it advised: About 1 in 10 homes in this area is likely to have high radon levels. A High Radon Area is any area where it is predicted that 10% or more of homes will exceed the Reference Level of 200 becquerels per cubic metre (Bq/m<sup>3</sup>).

If this property is in an area that may be affected by radon gas, you should ask the current owner if they have had the property tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. You should ask your legal adviser to advise you of the implications of this.

If you want more information on radon gas, you should contact the Environmental Protection Agency (EPA) at PO Box 3000, Johnstown Castle Estate, County Wexford, Y35 W821 or visit the website at [www.epa.ie](http://www.epa.ie).

**K7 Invasive plants**

I have not checked for Japanese Knotweed or any other invasive plants. It is recommended that you commission an inspection and a report from a qualified contractor in this regard if it is a concern for you, as I cannot rule out the presence of Japanese Knotweed or any other invasive plants.

**NI**



# Issues for your Legal Advisers

The Surveyor does not act as 'the Legal Adviser' and will not comment on any legal documents. However, if during the inspection the Surveyor identifies issues that your Legal Advisers may need to investigate further, the Surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

## L1 Regulation

You should ask your legal adviser to confirm whether the extension and sheds have the necessary Certificate of Exemption from Planning approval and compliance with Building Regulations.  
Outhouses are in poor condition and it may be easier to just remove them completely and rebuild as required keeping to the Exemption limits currently exceeded.

## L2 Guarantees & warranties

N/A

## L3 Insurance & reinstatement

The estimated current reinstatement cost to re-build the property in its present form (unless otherwise stated) is € 350,000.00. ( Outhouses not included )

## L4 Other matters

N/A

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

### M1 Risks to the building

None apparent at time of inspection

### M2 Risks to the grounds

None apparent at time of inspection

### M3 Risks to people

Because of the Asbestos content noted earlier in the report, these areas should not be disturbed without prior advice from a licensed asbestos specialist or a contractor experienced in this type of work.

### M4 Other

N/A



## Surveyor's Declaration

"I confirm that I have inspected the property and prepared this report"

### Signature

*Paul Richmond.*

[Redacted]

[Redacted]

### For and on behalf of:

#### Company

[Redacted]

#### Address

[Redacted]

[Redacted]

[Redacted]

#### Postcode

[Redacted]

[Redacted]

[Redacted]

#### Email

[Redacted]

#### Property address

[Redacted]

[Redacted]

#### Date this report was produced

[Redacted]

Fri 20th Jan 2023

[Redacted]

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor.

All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

# What To Do Now

## Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

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 Building Regulations permission or planning permission from your local authority.

## Further investigations

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

## Who you should use for these further investigations?

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

## What the further investigations will 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 you should discuss this matter with the current owner. In some cases, the cost of 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 2** – 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 you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your 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 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

# Description of the Building Survey Report Service

## The service

### The Building Survey Report Service includes:

- a visual **inspection** of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report').

### The Surveyor who provides the service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs;
- describe the identifiable risk of potential or hidden defects; and
- consider what further advice you should take before committing to purchase the property

## The inspection

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the Surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the Surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The Surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. No account can be taken for work/issues that have been covered up.

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the Surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

## Outside the property

The Surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the Surveyor walks around the grounds and any neighbouring public property where access can be obtained. Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the Surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Apartments or Flats

When inspecting apartments or flats, the Surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The Surveyor inspects roof spaces only if they are accessible from within the property. The Surveyor does not inspect drains, lifts, fire alarms and security systems.

## Dangerous materials, contamination and environmental issues

The Surveyor does not make any enquiries about contamination or other environmental dangers. However, if the Surveyor suspects a problem, he or she should recommend a further investigation.

The Surveyor may assume that no harmful or dangerous materials have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the Surveyor must report this and ask for further instructions.

The Surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the Surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to

health or need any immediate payment. The Surveyor does not consult the duty holder.

## The report

The Surveyor produces a report of the inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

### The report is in a standard format and includes the following sections.

- A Introduction
- B Scope of Instruction
- C Conditions & Terminology
- D About the Inspection
- E Overall Opinion and Summary of the Condition Ratings
- F About the Property
- G Outside the Property
- H Inside the Property
- I Services
- J Grounds (including shared areas for flats / apartments)
- K Hazardous Materials & Environmental Concerns
- L Issues for your Legal Advisers
- M Risks
- N Surveyor's Declaration
- O What to do now
- P Description of the Building Survey Report Service
- Q Typical house diagram

## Condition ratings

The Surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

**Condition rating 3** – defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 2** – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1** – no repair is currently needed. The property must be maintained in the normal way.

**NI** – not inspected.

**N/A** – No condition rating provided as element not present or not applicable.

The Surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the Surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The Surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

## Energy

The Surveyor has not prepared the Building Energy Rating Certificate (BER) as part of the Service for the property. If the Surveyor has seen the current BER, he or she will present the energy- efficiency and environmental impact ratings in this report. The Surveyor does not check the ratings and cannot comment on their accuracy.

## Issues for legal advisers

The Surveyor does not act as 'the Legal Adviser' and does not comment on any legal documents. If, during the inspection, the Surveyor identifies issues that your legal advisers may need to investigate further, the Surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

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entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

### Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the Surveyor may give you general advice and details of questions you should ask your legal advisers.

### Standard terms of engagement

- 1 **The service** – the Surveyor provides the standard Survey Service ('the service') described in the 'Description of the Building Survey Report Service', unless you and the Surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the Surveyor. Examples of extra services include:
  - costing of repairs
  - schedules of works
  - supervision of works
  - re-inspection and
  - detailed specific issue reports.
- 2 **The surveyor** – the service is to be provided by a qualified Surveyor, who has the skills, knowledge and experience to survey and report on the property.
- 3 **Before the inspection** – you tell the Surveyors if you have any concerns (such as plans for extension) about the property.
- 4 **Terms of payment** – you agree to pay the Surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts Regulations or the Consumer Rights Act, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the Surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the Surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the Surveyor up until the date of cancellation.
- 6 **Liability** – the report is provided for your use, and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

### Complaints handling procedure

The Surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the Surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the Surveyor and ask that it be supplied.

**Note: These terms form part of the contract between you and the surveyor.**

### Elements, structure, finishes, components and services

During the inspection the Surveyor has been as thorough as possible in the circumstances though they have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and they are therefore unable to report that such parts of the property are free of rot, beetle or other defects. The Surveyor has, however endeavoured to draw reasonable conclusions from the available evidence.

Whilst the report includes comments upon the principal elements of the fabric of the building or the demised premises, especially floors, walls and roof as appropriate, together with general remarks on the finishes and services, it does not extend to a list of minor items that are not relevant to the main advice. Similarly, the Surveyor has examined major outbuildings but has not made detailed comment about light or temporary structures unless specified to the contrary. External roof surfaces, chimneys, gutters, eaves, boards and other features at high level have been viewed from the ground or from the upper storey windows, unless access to the roof access to the roof was readily, and safely, obtainable during our inspection.

The Surveyor has not, except to the extent mentioned in the report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or reappraised original design criteria.

The Surveyor has visually examined the services to the building where these are not covered up and, as a result, are exposed to such an inspection. The Surveyor has not made any specific or specialist test of them.

The Surveyor has undertaken a visual inspection of the accessible services and comment on any obvious defects, but is not a qualified electrician, gas engineer, plumber or drainage contractor and is therefore not qualified to test or comment in detail upon the services within the building. The Surveyor will not lift up any fixed floor coverings, move heavy furniture, remove secured panels. The Surveyor will also not remove any stored goods or the contents of cupboards.

### Third party indemnities or claims

Where the Surveyor binds in documents produced by others within our reports, these are provided for convenience and to take aid in placing our report in context. The Surveyor does not undertake to check the accuracy of such documents, unless otherwise agreed and confirmed by ourselves.

The Surveyors commenting upon documents produced by others within our report should not be thought of as a substitute for referring to the documents for full provisions made. The Surveyor has based their comment upon the documentation made available at the time of our inspection and report. The Surveyor can take no responsibility where the context of missing or delayed documents conflicts with their assessment.

Should further relevant documentation subsequently be made available then the Surveyor would recommend that you provide them with copies so that they might amend or refine our advice to you. In the event of any conflict or query upon the documentation, you should obtain your solicitor's view prior to initiating any action.

### Risk analysis

The Surveyor comments upon any major risk hazards they might have seen during the course of their on site inspection where specifically requested by you and they have written accepting such instructions.

The Surveyor has undertaken to do so on the understanding that their comments do not result from an exhaustive or detailed investigation but rather are those which might reasonably be seen during the duration of their inspection and viewed in light of the weather conditions at the time.

### Interim reports

Any reports, verbal or in writing, given to the client prior to the issue of the completed written survey report, represent the interim views only and the Surveyor reserves the right to develop further any opinions expressed. In addition, the Surveyor reserves their right to add further opinions, or more comment upon relevant items, within the completed written survey report.

### Deleterious materials

Where lists of precluded materials are forthcoming from others the Surveyor does not warrant that such materials are deleterious.

The Surveyor has not undertaken an asbestos, pyrite or mica survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.



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## Typical House Diagram

This diagram illustrates where you may find some of the building elements referred to in the report.

