



Colin Gamble & Associates
Consultant Engineers Ltd

Property Condition Report



Inspected by: Colin Gamble B.Eng, MIEI.
CGA Consulting Engineers Ltd
16 South Main Street,
Naas,
Co. Kildare.

Date of Inspection: Sunday 10th February 2019

Requested by: Joe Bloggs

Property Address: 123 The House, Naas, Co. Kildare

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A. GENERAL INFORMATION

A1. Name of Client

Joe Bloggs

A2. Address of Property

123 The House, Naas, Co. Kildare

A3. Date of Inspections and Weather Conditions.

Date: Sunday 10th February 2019

Weather: Dry

A4. Clients Brief

Colin Gamble & Associates Consulting Engineers Ltd were requested by Joe Bloggs to carry out a Property Condition Survey of the above-mentioned property. This survey was required to record the current condition (by visual inspection only) of the property.

A5. Use of this Report

This report is for the private and confidential use of Joe Bloggs and is not to be reproduced in whole or in part or relied upon by any third party for any purpose without the expressed and written authority of CGA Consulting Engineers Ltd. Its purpose is to record the current condition of the property on Sunday 10th February 2019.

B. INTRODUCTION

B1 Introduction

The property is located at 123 The House, Naas, Co. Kildare.

B2 Scope of Survey

As stated previously this survey was conducted to record the visual current condition only of the property on the day of the inspection. Invasive measures were not utilized and would not be utilized on foot of the findings from this Property Condition Report. Our client requested us to conduct this survey as a Property Condition Report in order to report on the general condition of the property. The property is located at 123 The House, Naas, Co. Kildare.

B3 Survey Procedures

The survey took the form of a visual inspection only

B4 Restrictions during Survey

Our inspection of the property was a visual inspection only to those areas accessible to ourselves. These areas are namely as follows:

The interior habitable accommodation of the property.

The exterior of the property as viewed from ground level.

It should be noted that no items / objects such as furniture etc. were removed or uncovered throughout the survey. Coverings such as wallpaper, carpet, floor boarding or ceiling cladding were not removed.

B5 Report Limitations

- While the survey was carried out in as much detail as was possible within the scope, procedures and restrictions described above, it must be pointed out that liability will not be accepted for the non-recording/reporting of defects not apparent and /or non-detectable on the day of inspection due such scope procedures and restrictions. In particular, this will include defects in the works covered up, defects in works not accessible and other non-apparent defects.
- This report is not a Certificate of Compliance with Planning Permission and / or Building Regulations. The Engineer will assume that all Bye Laws, Planning Permissions, Building Regulations and other consents which are required for the property are in place. The client is advised to contact that their legal advisor and ensure that such consents have been obtained.
- This survey is a general condition report. The scope, procedures and restrictions, detailed above limit the use of this report as a Structural Report.
- This survey does not examine mechanical or electrical systems for integrity. Conclusive tests can only be carried out by suitable qualified, registered contractors.
- CCTV survey of the chimney interiors were not carried out.
- Chimney flues with stoves present were not inspected from the internal.
- Beetle or woodworm infestations are not identified in this report.
- This survey is not a guide or a conclusive report on the existence or non-existence of pyrite in the property or properties connected to the property being surveyed. Sampling the fill material at foundation level will identify the existence of pyrite.
- This survey should not be construed as a valuation or home buyers report and is not an inventory of every single defect, some of which would not significantly affect the use of the property. If the report does refer to some minor defects, this does not imply that the building is free from other such defects.
- This report should not be used by persons other than Joe Bloggs.
- Non-identification of items by persons other than Joe Bloggs shall not be the responsibility of this report.
- This survey does not identify the presence of Japanese knotweed in the grounds of the property being surveyed.

- This survey is not a conclusive assessment on asbestos. The client is advised to obtain the services of an asbestos specialist to determine the extent of asbestos in the property if any.
- Water quality is not tested as part of this survey.
- This survey does not report on the existence of contamination or ground contamination resulting from oil or other chemical leaks or spillages in and around the property.
- Walls in the property that were covered in wallpaper obstructed the possibility for the writer to view any structural failures located behind the wallpaper if there were any present.
- The Engineer will survey as much of the surface of the structure and the area contained within the property as is practicable, but will not inspect areas that are covered, unexposed and not accessible to the Engineer on the day of the inspection.
- In relation to occupied properties, occupied properties can present with obstacles when carrying out a visual survey. It will not be possible for the Engineer to see through any item or covering that has been affixed to surfaces or is blocking surfaces or storage spaces throughout the property on the day of the inspection. The client is advised to complete a walk-through of the property once the occupier has left with their belongings to make a visual assessment of the property for any defects/issues and to then raise any concerns they may have with the vendor/legal advisor.
- This survey is not a conclusive assessment for the existence of lead water supply pipes.
- Unless stated or informed otherwise, the Engineer will assume that no hazardous materials or techniques have been used in the construction of the property, buildings located on the grounds of the property or in the grounds themselves.
- Unless stated or informed otherwise, the Engineer will assume that there are no unusual or arduous restrictions or stipulations which apply to the structure and the property.
- The Engineer will not comment on any overhead powerlines or cables, wireless transmitters, transformers either on the property or adjacent to the property.
- The writer is not in a position nor will the writer advise the client as to whether the property should be purchased on the basis of this report.
- The writer does not test solar paneled heating systems or back boilers.

- Searches in the cavity walls and around the opes in the windows are not conducted in order to verify fire blocks.
- The areas located below the suspended timber floors were not surveyed as they were not accessible to the writer on the day of the survey.

C. DETAILS OF SURVEY

C1 General Description of Property

Description of Property

This property is a two storey dwelling with an additional basement level.

Water supply

Mains supply

Waste Water Systems

Mains supply

Types of Construction:

Walls: Mix of solid stone, brick and block construction

Floors: The basement level is solid concrete with suspended timber ground and upper floors.

Windows: Timber sash windows

Types of Construction: Extension to the rear

Walls: Cavity block construction

Types of Construction: Glass extension to the rear

Plain glass construction.

C2 INTERIOR SURVEY

2.1 Basement level entrance hall

- Leaks were noted from the ceiling at the basement level entrance hall. These leaks are from the junction of the entrance steps to the front door and the area underneath. The client is advised to obtain the services of a general contractor to seal these sections and to replace any effected plaster and timber work. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. [Photograph 1 and 2](#)

2.2 Under section of stairs

- The under section of the stairs would appear to be best suited as a storage area however, the client is advised that the levels of moisture noted in the walls and floor here are relatively high. These levels of moisture could be addressed by installing a chemical damp proof course. Any rendering of the walls should be completed with a lime-based render that allows for the historical construction of this wall to migrate water up and down and allows the walls to breath. [Photograph 3](#)

2.3 External walls at basement level

- Moisture readings approaching 1.5% were noted in many of the external walls at basement level on the internal side. Although this property would be expected to have a higher moisture reading in the external walls than a modern construction due to the fact that dwellings constructed in this era were constructed with a design philosophy that moisture would rise and drop on the external walls. We would advise the client to insert a chemical damp proof course and an appropriate internal lime-based render to promote the preservation of the wall and extend the lifetime of the wall. This is a commonly completed task on buildings of this type in the Naas area. [Photograph 4 and 5](#)

2.4 Bedroom to left-hand side as one enters basement level hallway

- Cracking was noted at the junction of the ceiling and the walls and water ingress is most likely due to water traversing through the chimney. The client is advised to allow for the sealing of the flashing at the chimney and to allow for localised reparation works to any affected plaster work and timber. The

client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. [Photograph 6 and 7](#)

2.5 Reading room area at basement level

- Leakage was noted from the floor above which has permeated into the reading room area. The client is advised to obtain the services of a general contractor to repair the leak from above which has most likely emanated from one of the flashings. The client is advised to allow for localised reparation work to any affected timber and plaster work. Timber rot may be present at this location. If this is confirmed the affected timbers should be removed [Photograph 8](#)

2.6 Living room at basement level

- Structural cracking was noted on some of the support walls in the living room at basement level. Some of the cracks were noted as having a magnitude of up to 4-5 millimetres in diameter. It is unlikely that structural failure will occur however, the client is advised to monitor this structural crack. If propagation of the crack does occur, reinforcement would be required at this location. The client is advised to note that the property has been in situ for quite some time and structural failure is most unlikely. [Photograph 9](#)
- A retrospective wood burning stove was noted in situ. The client is advised to obtain confirmation from the vendor that the correct flue liner has been installed to cope with the high gas temperatures produced by the stove when it is operated. [Photograph 10](#)
- Thermal cracking was noted on the chimney breast as a result of the high temperatures. This is most likely due to the heat radiating from the flue. [Photograph 11](#)
- The client is advised to seal the junction of the flue with the manifold. [Photograph 12](#)

2.7 Conservatory to the rear

- The client is advised to obtain a Certificate of Compliance/Exemption with the Planning and Building Regulations for the glass conservatory extension to the rear. [Photograph 13](#)
- The conservatory roof is poor and should be replaced as signs of water ingress were noted. [Photograph 14](#)

- Evidence of rising damp was noted on the external conservatory wall which would appear to be the original boundary wall. [Photograph 15](#)

2.8 Protected Structures of Kildare County Council

- The client is advised that 123 The House, Naas, Co. Kildare is recorded on the Protected Structures of Kildare County Council. As such we would advise the client to ensure that the appropriate certificates are in place for the addition of any structures including the glass conservatory. [Photograph 13](#)

2.9 Bedroom on basement level on right-hand side as one enters from the front door

- Evidence of rising damp was noted on the walls. [Photograph 16](#)

2.10 Bedroom windows

- In the interests of fire safety, the client is advised that the security precautions are removed from the bedroom windows. [Photograph 17](#)

2.11 Basement hallway leading onto the garage

- Multiple leaks were noted in the basement hallway ceiling that leads onto the garage/storage area to the side of the dwelling. These leaks correlate with the valley that has been constructed above and joins the roof of the dwelling and the roof of the storage area. The client is advised that this valley is re-designed and re-laid. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. [Photograph 18, 19, 20 and 21](#)

2.12 Heating system

- The heating system activated on the day of the survey and the boiler appeared to work well. The boiler appeared to be a relatively new entity. We would advise the client to seal the exhaust flue from the boiler with the ceiling to avoid the build-up of carbon monoxide in the boiler room. [Photograph 22](#)

- The client is also advised that the actuator valves are anchored appropriately to the wall to avoid failure of same. [Photograph 23](#)
- It was noted that the basement level and ground floor radiators reached acceptable temperature within one to two hours. The radiators on the second floor did not warm up quickly. The client is advised to allow for flushing out of the systems and possibly de-zoning the systems. The capacity of the boiler may also require reviewing to allow for greater heat output. [Photograph 24](#)

2.13 Domestic hot water system

- It would appear that there is a separate cylinder on each level for the domestic hot water system. The client is advised to consider replacing the separate hot water cylinders on each level with a single high efficiency domestic hot water system complete with solar heating panels or air to heat pump. [Photograph 25 and 26](#)

2.14 Electrical system

- The electrical system would appear from a visual survey to be separated into two circuits. One circuit appears to be for the basement level and a circuit for the ground and upper floors. Both systems require overhauling. The circuit fuse box for the ground floor would appear to have previously overheated and is showing signs of compromised components due to excessive heat. The client is advised to have this replaced. [Photograph 27](#)
- The electrical system on the ground and upper floor is governed by ceramic fuses and old wiring systems. We would advise that this is replaced in its entirety. [Photograph 28 and 29](#)

2.15 Ground floor hallway

- Structural cracking was noted on the ground floor hallway. Structural failure is unlikely due to the age of the property and the time that the property has existed however, we would advise the client to monitor same. [Photograph 30](#)

2.16 Living room ground floor

- A stove has been retrospectively installed in the living room. The client is advised to obtain confirmation from the vendor that the correct flue liner has

been installed to cope with the high gas temperatures emitted by the stove when in operation. [Photograph 31](#)

2.17 Windows

- The windows on the basement, ground and first-floor are showing signs of decay in several sections and should be overhauled. This building is a protected structure and therefore the client should seek consent from the planning authority, protected buildings department in order to progress same. [Photograph 32, 33 and 34](#)
- It was noted that decay has set in to some of the window sections where the ballast is maintained. This should be repaired however, this should be repaired under the consent of the planning authority, protected buildings department. [Photograph 35 and 36](#)

2.18 Rear living room on first floor

- A mediocre draft was noted from the fireplace. The client is advised to have the chimney cleaned out and checked for obstruction prior to lighting. The firewall was also noted as being cracked. This should be sealed with a fire-based mortar system. [Photograph 37 and 38](#)
- Overhauling is required on the rendering at ceiling level. [Photograph 39](#)
- It was also noted that some of the timber at base level of the fireplace has decayed. This is most likely due to water ingress at the chimney stack level and migrating southward. We would advise that this point of entry of the water at the chimney is resolved and that all effected timber and plaster work is resolved. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. [Photograph 40](#)

2.19 Ground floor

- The client is advised that deviations were noted on the ground floor level however, structural failure is not anticipated as this is most likely due to settlement of the floor. [Photograph 41](#)

2.20 Drawing room facing the back garden

- The client is advised to replace the flooring surface in this room as the flooring surface has been compromised in areas. [Photograph 42](#)
- The ceiling in this room also requires overhauling. [Photograph 43](#)

2.21 Second floor hallway

- Cracking was noted at the junction of the stairs stringer and the wall. The cracking is most likely due to movement of the stairs away from the wall as the canter lever effect takes place over time. The canter lever effect is the leaning away of the stairs from its anchoring point at the wall. The client is advised to consider re-anchoring the stairs in the medium term. Structural failure is not expected in the short term. [Photograph 44](#)

2.22 Second floor

- Multiple structural cracks were noted on the load bearing wall on the second floor. This is most likely due to the roof being supported directly onto these walls. Structural failure is unlikely although the client is advised to monitor same. [Photograph 45 and 46](#)

2.23 Second floor shower

- Water egress was noted from the shower. The client is advised to allow for the removal of the tiles and the localised reparation works to the affected timber and plaster work. [Photograph 47](#)

2.24 Fire and carbon monoxide

- The client is advised to install hardwired fire and carbon monoxide alarms into all bedrooms and common areas. [Photograph 48](#)

2.25 Second floor bathroom

- The second-floor bathroom showed signs of decay in the timber behind the toilets. The client is advised to remove and replace all of this timber work. [Photograph 49](#)

2.26 Chimney area on the second floor

- Moisture traversing southwards was noted at the chimney locations at the second floor. The client is advised to obtain the services of a roofer to seal the junction of the flashings and the roof and to address any localised affected timber and plaster work. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. [Photograph 50](#)

2.28 Attic

- Access to the attic was obtained via a access port in the ceiling. Access to the entire roof was restricted due to the construction of the roof. However, the writer did note that that a new breathable member had been placed in situ over the timbers and was allowing sufficient cross ventilation of the timbers. The moisture level in the timbers was noted at 13.1% which is considered acceptable. The client is advised to allow for increased cross ventilation to promote the life span of this roof. Additional horizontal reinforcement should be considered in the future as the roof ages. [Photograph 51 and 52](#)
- Sections of the mortar pointing will require addressing on the chimney as the mortar has decayed over time. [Photograph 53](#)
- The client is also advised to insulate the water tanks as they are located in an uninsulated area. [Photograph 54](#)
- Asbestos was not noted in the property on the day of the survey. However, due to the age of the property asbestos may be located in the property in a location that was not accessible to or visible to the writer on the day of the survey. If asbestos is noted during renovation works then it should be removed by a qualified, competent contractor.

C3 EXTERIOR SURVEY

3.1 Front externals

- In general, the front brick façade from a visual inspection from the ground, would appear to be in good condition. Sections of the detailing at the brick soffit level will require re-pointing and all flora requires removing. Flora will absorb the moisture from between the bricks and will cause the mortar to fail. [Photograph 55 and 56](#)

3.2 Porch

- The underside of the porch ceiling requires replacing at the door as the timber here has decayed. [Photograph 57](#)

3.3 Services

- Multiple examples of the surface water and the foul water were noted to be mixing throughout the property on the day of the survey. The client is advised to separate these into their respective networks, both of which are available on the property. [Photograph 58](#)

3.4 Soffits and fascia

- The client is advised to overhaul the sections of wooden areas on the soffits and fascia. [Photograph 59](#)

3.5 Storage units to the rear

- The client is advised to obtain a Certificate of Compliance/Exemption with the Planning and Building Regulations for the storage units to the rear. [Photograph 60](#)

3.6 External rear

- The boundary wall was noted to be compromised in sections. Sections of this boundary wall to be reinforced. [Photograph 61](#)
- The junction between the two pitched hipped rooves should be sealed by a suitably qualified roofer. [Photograph 62](#)

3.7 Roof

- It would appear that the roof on the left-hand side as viewed from the rear elevation has been re-tiled recently and appeared to look newer than the tiled section to the right-hand side. Deviations were noted on the slope lines of the left-hand side roof which is most likely due to settlement over time. [Photograph 63](#)
- Sections of the soffits and fascia on the roof on the right-hand side which is adjoining the semi-detached property connected to same requires overhauling. [Photograph 64](#)

3.8 Rear elevation wall

- Structural crack was noted on the rear elevation wall. The structural crack has permeated through to the interior. The client is advised to monitor same. Structural failure is not expected due to the length of time that this property has been in situ. [Photograph 65 and 66](#)

3.9 Flat roof over porch

- The flat roof was viewed from above the porch area and water was noted to be ponding on same. We would advise the client to alter the slope on the roof to promote water runoff and to prevent water ingress into the property. [Photograph 67](#)

3.10 Planning and Building Compliance

- It would appear that the top-level bathroom is a retrospective addition. The client is advised to obtain a Certificate of Compliance with the Planning and Building Regulations for the installation of same if it transpires that this bathroom was indeed a retrospective addition.

3.11 Drainage

- Some of the surface drainage was noted as having high levels of water. The client is advised to obtain the services of a CCTV company to unblock these drains. [Photograph 68](#)

D CONCLUSION

In general, no structural failings of the walls and rooves were noted on the day of the survey. It was noted that the roof has been recently re-felted and the felting would appear to be breathable which accounts for the cross ventilation in the attic. Areas of damp noted would be expected in a building of this age and will require attention. The electrical system is functioning and requires attention in the medium term. All of the items in Section 2 of this report should be evaluated and addressed. We note that the house is currently liveable and as such did not pose any immediate restrictions on health and safety grounds.

The client is advised to note that many of the walls in the property were wallpapered and as such obstructed the writer from viewing any structural cracks that may be located behind the wallpaper on the walls on the day of the survey.

Areas where leaks have occurred to be investigated further for dry/wet rot to timber members. Should dry/wet rot be discovered, the effected timbers should be removed and replaced. This report is based on a visual survey only, no invasive methods were utilised such as the opening up of any works in the property to confirm the presence of dry/wet rot.

D. INSPECTED BY



Inspected by and on behalf of CGA Consultant Engineers Ltd:
Colin Gamble B.Eng., MIEI

Date: Sunday 10th February 2019

E. APPENDIX A – PHOTOGRAPHS



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



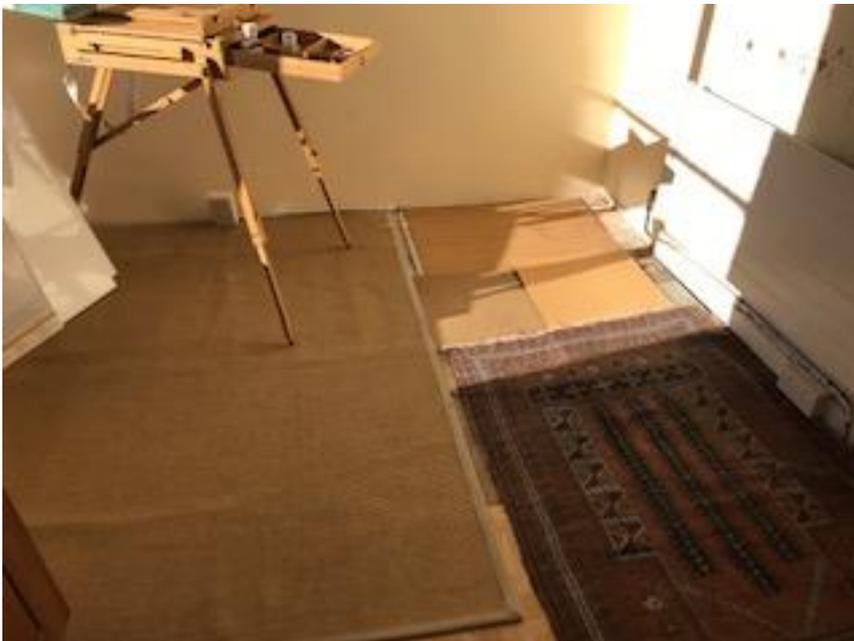
Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46



Photograph 47



Photograph 48



Photograph 49



Photograph 50



Photograph 51



Photograph 52



Photograph 53



Photograph 54



Photograph 55



Photograph 56



Photograph 57



Photograph 58



Photograph 59



Photograph 60



Photograph 61



Photograph 62



Photograph 63



Photograph 64



Photograph 65



Photograph 66



Photograph 67



Photograph 68