Building Surveying Solutions
Chartered Building Surveyors

Building Inspection Report

Relating to:

16 Street Upper
Dublin 2

Report **Date:** 12th October 2020

Building Surveying Solutions Ltd.
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Malahide
County Dublin
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Project Preface

Clients Name:	Titan
Client Address:	16 Street Upper Dublin 2

Prepared At:	Building Surveying Solutions Limited 7 Gainsborough Green Malahide County Dublin
Document Prepared By:	**Sean Oragano** BSc(Hons) MRICS ASCSI

Job Reference:	20xxx

Date of Inspection:	12th October 2020

View of the Front Elevation

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1.0 THE PROPERTY

1.1 Type and Age

The property is a four storey mid-terraced mixed-use building, with commercial use at ground floor level and residential apartments on the upper floors; the property was built around 2001. We believe it was originally constructed for the private market. Relevant photographs (if necessary) have been included at the rear of this report.

1.2 Accommodation

Ground Floor:
Commercial Kitchen and Butchers Shop.

First Floor (Apartment 2):
1no. Bedroom, Shower Room, Hotpress, Open Plan Living/Dining Room and Kitchen.

Second Floor (Apartment 1):
2no. Bedrooms, En-suite Shower Room, Toilet and Entrance Hall and Balcony.

Third Floor:
Living Room, Kitchen/Breakfast Room, Shower Room, Hot-press and Landing.

1.3 Outbuildings and Parking

There is no garage with this property or outbuildings with this property.

1.4 Location and Orientation

The property is in a mainly commercial area within a reasonable distance of usual amenities. Public transport is also available in the immediate locality.

The front of the building faces approximately north and all directions in this report are given as if viewing the property from the front. The main entrance is on the front elevation of the property.

2.0 CIRCUMSTANCES OF THE INSPECTION

2.1 Weather

At the time of our inspection, it was raining and this was preceded by a period of changeable weather.

2.2 Limitations

The property was unoccupied and partly furnished with fully fitted floor coverings in all rooms. Within the roof space, limited access and insulation under the rafters obstructed our inspection of the interior. we did not gain access to the ground floor areas and therefore cannot comment as to its description or condition. See Appendix 1- Limitations Applying to our professional Service.

3.0 THE BUILDING EXTERIOR

3.1 Pitched Roof Construction and Coverings

Main Pitched Roofs
The main roof is formed with conventional timber rafters supporting the coverings. The roof structure appears to be in a satisfactory condition with no indication of significant sagging or distortion. The artificial slates on the main roof are in fair condition but some repairs are needed where a small number of cracked and slipped slates that should be re-fixed/ replaced. The main roof has been lined with sarking felt which appears in a satisfactory condition where visible.

Flat Roofs
The flat roof forming the rear elevation sun-terrace is covered in asphalt and concrete pavers and together with the supporting structure it appears to be in reasonable condition although we did note foliage growth that will damage the asphalt and these plants should be removed at the earliest opportunity. Also, the paved wearing surface is uneven and ideally requires attention. We did not gain access to the ground floor areas and therefore cannot comment as to whether the flat roof is leaking. The flat roof structure is not ventilated, although this may be acceptable if it has been constructed in accordance with modern regulations. This should be investigated when the roof covering is next replaced. It should

be noted that, compared with traditional coverings such as tiles and slates, most felt roofs have a typical life of 20-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will, therefore, be necessary. When this is undertaken, the supporting structure may also need some attention.

In addition to the above, the ventilation ducting serving the ground floor kitchen oversails the flat roof terrace and should ideally be repositioned to prevent any obstruction to the terrace.

Other Roofs
The flat roof over the shop fascia is covered in Lead and appears to be in a satisfactory condition where is visible.

Roof Flashings
The Lead flashings appear to be in a generally satisfactory condition where visible externally; however, some flashings are in excess of the maximum recommended lengths for Lead and have cracked; defective flashings should be repaired or replaced at the earliest opportunity.

The Lead flashings over the main roof are in contact with the copper gutter linings where there is a galvanic corrosion risk; consideration should be given to replacing the flashings over the main roof with copper flashings to prevent ongoing deterioration.

3.2 Chimneystacks and Flues

Chimneystacks
There are no chimneys.

3.3 Rainwater Gutters and Down Pipes

The plastic rainwater fittings appear to be in a fair condition but require some maintenance and repair. In particular, the guttering and rainwater downpipes require cleaning through and repair to leaking joints to prevent damp penetration and possible decay.

The copper lined parapet gutters over the main roof appear in a satisfactory order as there was no evidence of any leakage or recent damp staining internally. However, our inspection was restricted and so we cannot make any detailed comment on the gutter surfaces that were not visible. Notwithstanding the above; the copper linings joints have been welded and these may suffer early failure; the copper gutter linings are also in direct contact with Lead counter flashings where there is a galvanic corrosion risk. The parapet gutters should be monitored and repaired/upgraded as found necessary.

A rainwater downpipe on the rear elevation discharges onto the flat roof/terrace and as this can damage the roof covering, the downpipe should be extended to ground level; it should then be connected directly into the underground rainwater system.

3.4 Main Walls

We understand the property has been constructed with a reinforced concrete superstructure. The main front elevation external walls appear to be of traditional cavity construction, approximately 500mm thick with dry-lined plasterboard surfaces internally and brick external elevations. The main rear elevation external walls appear to be of traditional solid masonry construction, approximately 320mm thick with dry-lined plasterboard surfaces internally and rendered external elevations. The main walls appear in good structural order with no significant defects apparent although weep holes have not been introduced into the external wall. These are necessary to remove excess moisture from within the wall and should ideally be inserted as soon as practicable. There is efflorescence (a white powdery salt deposit) in isolated locations on the front elevation. This is caused by salts contained within the masonry and the natural evaporation of water. This is not unduly serious and the deposits can be removed by dry brushing. The staining may, however, recur until all the salts are depleted. Notwithstanding the above; it is possible this staining has been caused by poor design of the cavity wall cavity trays that ideally requires further investigation. The brick finishes are in satisfactory condition and free from any significant defects although we did note some areas that appear to have been repointed and also require further investigation to establish whether any previous repairs have been

undertaken. The external render finish to the rear elevations has cracked in places and needs repair. In addition to the above, some copings are slightly weathered and require repointing.

3.5 External Joinery and Glazing

The property is fitted with timber windows and doors to the front elevation and plastic windows and doors to the rear elevation; generally, these are in fair condition but some windows need easing and adjusting and or repair. Specifically, the timber windows and doors are drafty and require overhaul and draft proofing. The sliding sash window spiral balances are also defective and require repair/renewal. The plastic windows and doors to the rear elevation are in a generally satisfactory condition although the weatherboards to the balcony/terrace doors are missing and these should be reinstated at the earliest opportunity.

A front elevation double glazed window adjacent to the first-floor kitchen is cracked and should be replaced at the earliest opportunity. Elsewhere, the double glazing appears to be in an acceptable condition with no significant defects. It should be noted, however, that double glazing can vary in quality, particularly in respect of the seals around the edges of the glass. Whilst no such problems were found, these seals tend to deteriorate over time, eventually resulting in misting and the need for repair or replacement.

The double glazed timber roof lights appeared to be in a satisfactory condition with no significant defects evident.

The plastic covered fascia and soffit boards over the rear elevation are in a satisfactory condition.

The front and rear elevation metal balconies and spiral staircase are starting to corrode and require overhaul and treatment with an antioxidant prior to redecoration. We cannot comment as to the condition of the metal fixing bolts and these should be further investigated by a structural engineer on a regular basis.

3.6 External Decoration

The external decorations are in poor order and complete redecoration is needed.

4.0 THE BUILDING INTERIOR

4.1 Roof Spaces

The roof space over the over the top floor shower room was entered through a hatch in the shower room ceiling. Some improvements are required to the insulation, ventilation and we refer you to the recommendations we made elsewhere in this report.

4.2 Ceilings

The plasterboard ceilings are in a generally satisfactory but there are a number of shrinkage or differential movement cracks present; these are superficial in nature and only filling and decoration is required.

4.3 Floors

The ground floor is of solid concrete construction, the upper floors are formed in suspended concrete construction; these are in satisfactory order with no obvious structural defects. Some surfaces are not precisely true and level but are within acceptable building tolerances. The laminate wood floor finishes are in fair condition for their age but are beginning to suffer wear and tear and localised repairs or replacements will be necessary in the near future. Also, some tiles in the shower rooms are cracked and need replacing. Additional remedial work may also be found necessary when all the floor coverings are removed and hidden surfaces revealed.

4.4 Internal Walls and Partitions

The property has mainly plasterboard lined internal walls; these are in serviceable condition with no obvious significant defects. The plaster finishes are in satisfactory condition but there are a number of superficial shrinkage cracks which require filling and decoration. Also, the wall tiling within some shower rooms/shower cubicles is defective and should be renewed.

4.5 Fireplaces and Flues

There are no open fireplaces in the property.

4.6 Internal Joinery

The internal joinery is in fair condition for the age of the property; nonetheless, some repairs and improvements are required, due to everyday wear and tear. Some doors are also in need of adjustment and repair; some door furniture also requires repair/renewal.

The concrete communal staircase was fully carpeted which restricted our inspection, but it appeared in good order and was firm underfoot; although the carpet covering is badly stained and worn and should be replaced, complete with non-slip nosings.

The timber staircase within the top floor apartment was in serviceable order although some treads creaked and need attention. In addition, a baluster is missing and the handrail/ balustrade is loose and needs repair/re-fixing.

The kitchen units within both apartments are in need of overhaul/renewal. Also, the oven doors are missing and we should be reinstated/replaced.

The fitted bedroom cupboards and wardrobes within both apartments are in acceptable condition although ideally need of some repair/overhaul.

4.7 Internal Decoration

The internal decorations are in poor condition and need complete renewal.

4.8 Cellars and Vaults

None noted.

4.9 Other

There is no level access to the property which may cause difficulties for disabled people.

4.10 Dampness

We cannot confirm whether a damp-proof course is present or not in the main walls because of the external render coating and mortar pointing obscuring the construction; however, the main walls are likely to contain a plastic damp-proof course. The internal surfaces of the external walls are dry lined and direct access to the masonry substrate is not possible for inspection or testing for dampness; nonetheless, we found no evidence of any significant deterioration to adjacent surfaces to suggest any such problem.

4.11 Condensation and Insulation

<u>Condensation</u>

There are minor signs of mould growth on the rear bedroom window frames where ventilation and insulation should be improved. In particular, ventilation within the shower room, en-suite and kitchens is inadequate and should be improved to reduce the risk of condensation and damp. Ideally, the existing extractor fans should be upgraded with new quiet running externally vented mechanical extractor fan units complete with humidistats to ensure relative humidity levels are kept to a minimum. Where extractor fans are currently omitted then new fans should be installed.

The flat roof/terrace over the ground floor premises may contain minimal insulation, which will increase the likelihood of internal condensation and damp. However, installing insulation at this time will be difficult without exposure work to open up the roof. Therefore, when the roof is next re-covered, its insulation should be checked and improved if necessary.

There is no provision for ventilation of the roof void. The detail at the eaves level does not provide for a soffit which could be used for the installation of ventilation grills. In view of this, it would be prudent to install ventilation slates into the roof slopes. The purpose of such ventilation is to remove moisture-laden air from within the roof space which could decay the roof structure. If high levels of insulation are provided at ceiling level, condensation could increase.

<u>Insulation</u>

The general standard of thermal insulation in this property is inadequate and you should consider full draught-stripping of windows and doors, improving insulation within the roof space, to tanks and pipes and around the hot water cylinders which will reduce heating costs. When improvements are carried out in the roof space, care should be taken not to block roof ventilation, or to cover any electrical cabling by the insulation material.

Where visible the external walls have been insulated with polystyrene which will provide only minimal levels of insulation and therefore consideration should be given to upgrading dry lining internally, including the incorporation of more effective/efficient insulation material.

4.12 Timber Decay and Beetle Infestation

We found no evidence of any significant timber decay in this property. We also found no signs of wood-boring insect infestation.

5.0 THE SERVICES

5.1 Electricity

The electricity meters are located in a cupboard within the communal entrance hall; the modern type ELCB consumer units at a high level within the apartment entrance halls. Where wiring was visible, no significant defects were found although some socket outlets are defective and require attention. The Institution of Electrical Engineers recommends that electrical systems should be inspected once every 10 years. Although we found no obvious defects, the Institution also suggests that a periodic inspection should be undertaken on any change of ownership. Therefore, it would be prudent to have the system checked, at the earliest opportunity.

5.2 Gas

Gas is available in the area but is not connected to the property. You should seek further advice on its availability from the Bord Gáis.

5.3 Water Supply

Cold Water

The property is connected to the mains; the outside stopcock is in the pavement; the internal rising mains stopcocks could not be found; these should be located for maintenance purposes. Where visible, the plumbing is in fair condition for its age; nevertheless, some repairs and improvements may be needed in the next few years.

The plastic cold-water storage tank within the main roof space appears in satisfactory order with no obvious signs of leakage, although it should be serviced at the earliest opportunity. The tank is a potential health hazard and should be maintained and serviced on a regular basis. We question whether this tank serves both apartments where there is a potential problem during times of peak demand; this matter should be further investigated.

Hot Water

Hot water is provided directly by electric immersion heating elements incorporated into the storage cylinders located in the hot presses within each apartment. The cylinders are uninsulated, old and inefficient units and should ideally be upgraded at the earliest opportunity.

Hot water is provided directly by an electric shower unit located in the shower room and en-suite. The electric showers appear to be older units and require overhaul/renewal.

Hot water is provided directly by an electric water heater located in the kitchen. This water heater was not operational during our inspection and should be repaired/renewed at the earliest opportunity.

Sanitary Fittings

The sanitary fittings are in a poor order and ideally require overhaul/renewal. Specifically, the waterproof seals around the shower trays are starting to decay and should be renewed at the earliest opportunity. Also the 2no. wash hand basins are cracked and should be replaced and loose taps require repair. You should note the top floor electric shower unit is unserviceable and requires repair/renewal.

5.4 Heating

Central heating is provided by electric night storage heaters and electric convector heaters. They are old units and will, therefore, require more frequent repair than modern ones. There may also be difficulty in obtaining spares. The central heating system was not operating at the time of inspection and we, therefore, cannot comment on its effectiveness. You should arrange for a more detailed inspection of the central heating and hot and cold water

installation.

The pull switch to the electric fan heater within the ensuite shower room of apartment no.2 is missing and requires repair/renewal.

5.5 Drainage

Rainwater
Without extensive exposure work, we cannot confirm the type or layout of the underground rainwater drainage system. Nevertheless, we found no signs of flooding or blockages on site.

Foul Drainage
We believe the property is connected to the main sewer system. Your legal advisers should make the usual checks in respect of the drainage system. We could find no inspection chambers or access points within the grounds of the property and we, therefore, cannot make any comments on the underground system.

Above Ground Pipes Gulley's
The internal soil vent pipes (main vertical drainage pipe) are not visible; however, there were no signs of dampness or significant disrepair where the pipe was located. We noted that there is limited access for maintenance of the pipe and a hatch should be incorporated.

We question whether the soil pipes have been vented; this matter ideally requires further investigation to prevent potential anti-syphon risks.

5.6 Other

i.e. Services to Internal Common Areas.

Fire Protection
We cannot confirm that adequate fire protection has been incorporated into the construction without damaging exposure work. Nevertheless, the apartment entrance doors should be upgraded to comply with modern fire safety regulations. In addition, all doors between habitable rooms and the apartment entrance doors should be upgraded with respect to their fire resistance to comply with modern regulations; also, automatic door closers should be fitted.

Fire Escapes and Alarms
The fire escapes are considered inadequate and need improvement. Specifically, the communal staircase should be upgraded to provide a 1-hour fire rate/protected means of escape. We suspect the apartment layouts will require reorganising so to provide fire lobby access.

The communal staircase has not been fitted openable windows and therefore should be fitted with an automatic opening vent (AOV) to ensure the staircase remains clear of smoke in the event of a fire.

The fire detection/alarm system appears to be inadequate in respect to modern standards and you should commission a specialist fire alarm consultant to further investigate and upgrade the existing system as necessary.

Security System
The apartments are fitted with burglar alarms; an automatic cut-out device must be in place. We did not test the security alarms and therefore cannot comment as to its condition; nevertheless, the security alarm control panels were showing fault lights and require further investigation and remedial attention.

The property benefits from an automatic door entry system. We did not test the door entry system and therefore cannot comment as to its condition; nevertheless, it did appear to be defective and ideally requires further investigation and repair as necessary.

Common Services
We suspect the cold water storage tank is shared. The tank is considered to be too small to serve both apartments and this may be problematic during periods of peak demand. This matter should be further investigated and separate supplies provided if found necessary.

Lifts
There are no passenger lifts.

Noise
Our inspection was carried out during the day. No significant noises or sound where noted coming from the adjoining properties. However, it should be noted that our inspection was carried out when most people are likely to be at work or away from their properties.

We have not viewed or tested any of the walls, floors or ceilings for noise resistance and therefore cannot comment on there suitability. However, we noted that the apartment floors of suspended concrete; this should help reduce a considerable amount of sound transmission.

6.0 THE SITE

6.1 Garage and Outbuildings

There are no garages or substantial outbuildings with this property.

6.2 Grounds and Boundaries

We suspect the external ground level adjacent to the front elevation is too high in relation to the damp proof course. External ground levels should be lowered to prevent damp ingress, see comments made earlier. Alternatively, an Aco style channel drain can be installed to reduce the levels of damp noted within the walls.

7.0 DELETERIOUS AND PROBLEMATIC MATERIALS

In Appendix 2, we provide background information relating to the nature of materials and components that are regarded by the Irish Property and Construction Industry as "deleterious" or, in some way, problematic. We had regard to the presence of these materials and components during our inspection.

7.1 Deleterious Materials

Pyrite:
Properties constructed during 1998 and 2008 may have been built over hard-core/infill with a high concentration of Pyrite. Pyrite in the hard-core infill can expand and eventually cause catastrophic problems to the property structure. We, therefore, recommend your solicitors further investigate this matter and if necessary a hard-core sample may need to be taken for chemical analysis. Notwithstanding the above you should note that we did not gain access to the ground floor areas and therefore cannot comment as to whether there are any defects evident to suggest a problem with pyrite; this matter should be given further consideration.

8.0 ENVIRONMENTAL HAZARDS

8.1 Flooding Risk

We recommend your legal advisor consult the Maintenance and Water Works Department of the Local Authority to establish the potential risk for flooding to this property.

8.2 Tree Proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are no trees in close proximity to the building of sufficient size to merit concern at present.

8.3 Radon Risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns

into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks. Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer. We have not measured the levels of Radon inside the property, as this can take several months to undertake. Whilst the property is NOT located in an area identified by the EPA as generally susceptible to higher radon levels, detailed local information is not available. Local information is not available but it is possible to have the building tested by contacting:-

Environmental Protection Agency
PO Box 3000
Johnstown Castle Estate
Wexford, Y35 W821
Telephone 053-916 0600

There is a modest charge for this service. Measurements may take some months. If high levels are found, there are remedial works, which may be undertaken. The cost of such works would be subject to a Specialists Survey and Report.

8.4 Electromagnetic Fields and Microwave Exposure

Electromagnetic Fields (Overhead and Buried Cables)
There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables. It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted. Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the Environmental Protection Agency website. You should be aware that the presence of power cabling in the vicinity of a building could affect its value and liquidity in addition to the health of those occupying the property. For this reason, during our inspection, we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however, we did not note any high voltage cabling close to the property, but such cabling might exist below ground out of sight.

Microwave Exposure
Health concerns exist with regard to microwave emissions from transmissions masts forming mobile phone networks. Conclusive guidance is not available at present regarding the health risks. During our inspection, we did not note the presence of any mobile phone transmissions masts affixed to either the land or buildings comprising the property.

8.5 Japanese Knotweed and Giant Hogweed

We did not note the existence of any Knotweed or Hogweed at the property. Japanese Knotweed was introduced into Ireland in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations. Japanese Knotweed is a highly invasive plant and is not easy to control due to its extensive underground rhizome system, which enables the plant to survive when all above ground parts of the plant are removed. It grows to a height of about 3 metres and is formed from stiff purple speckled stems or canes resembling bamboo. The canes grow densely in the summer and die back in the autumn with white flowers appearing late in the season. The costs incurred in control of the plant are significant.

8.6 Vermin

None noted.

9.0 LEGAL MATTERS

9.1 Tenure

We understand you currently own the freehold of this property.

9.2 Management/Service Charges

There is no maintenance or service charge.

9.3 Regulations

Consideration has been given to certain issues concerning compliance with legislation. The specific issues considered are:

- Building Regulations,
- Planning and Listed Building legislation,
- Conservation Area status,
- Workplace Safety legislation associated with artificial lighting, glazing, falling, toilet provision and asbestos.
- Fire Precautions and Means of Escape
- Disability Discrimination Legislation

We have not undertaken a detailed review of the standard of compliance of the building with current legislation, nor have we undertaken specific risk assessments. However, the following matters would benefit from further investigation and possible action:

Upgrade the property in compliance with fire safety legislation.

Your legal advisers should check the following:-

Your rights and responsibilities for the drainage system and that it complies with public health legislation.

For the existence and validity of any service agreements or engineers certificates for the central heating systems in this property. The date of the original installation, the name of the service company and when servicing was last carried out, should also be determined.

The ownership and obligations for maintenance and extent and position of the property's boundaries.

That Fire Safety Certificates and relevant 'Opinions of Compliance' for Planning and or Building Regulations for the property have been obtained, if needed. If regulations have been breached or work carried out incorrectly, then extensive and costly alteration works may well be needed to ensure compliance.

That the property is currently adequately insured for fire purposes etc. under a block policy.

10.0 SUMMARY OF ADVICE

10.1 Urgent Repairs

We recommend that you should treat the following repairs as urgent which should be remedied as soon as possible. For each item, you should obtain competitive quotations from reputable contractors; as soon as you receive any quotations we will be pleased to advise whether or not they would cause us to change the advice in this report:

Fire Safety:- upgrade the property in compliance with modern fire safety legislation;

Services:- repair or upgrade the electrical installation; repair or upgrade the central heating and hot water systems the by a qualified RECI registered electrical engineer;

10.2 Further Investigations

We recommend that you should treat the following matters as urgent. Additional repairs/ improvements may be necessary following the results of these investigations:

Electricity:- inspect the electrical installation and electric showers by a RECI registered electrical engineer;

Heating and Hot Water:- if servicing has not been undertaken in the last 12 months then a full service should be carried out on the central heating and hot water system by a registered engineer;

Water:- investigate the water storage facilities by a qualified plumber;

10.3 Maintenance Matters

The following should be carried out as part of your ongoing maintenance and repairs program:

Roof Construction and Coverings:- repair the roof coverings; upgrade the flashings;

Rainwater Gutters and Downpipes:- overhaul repair the rainwater fittings;

Main Walls:- repair cracked render;

Roof Spaces:- improve insulation and ventilation;

External Joinery, Glazing and Decoration:- overhaul/repair windows and doors; carry out external redecoration; repair/overhaul external metal staircase and balconies;

Ceilings:- repair cracked and defective ceiling plaster;

Internal Walls and Partitions:- repair cracked and defective wall plaster;

Floors:- replace the worn and defective floor finishes;

Internal Joinery and Decoration:- carry out repairs or improvements to the internal joinery; undertake internal redecoration;

Services:- service and insulate the cold water storage tank; upgrade the hot water cylinders; carry out repairs or improvements to the central heating systems; modernise or improve the sanitary appliances; modernise or improve the kitchen fittings;

Drainage:- test the drainage system;

11.0 OVERALL OPINION

11.1 Recommendations

The property is considered to be in a reasonable condition provided that you are prepared to accept the cost and inconvenience of dealing with the various repair or improvement works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we can see no reason why there should be any special difficulties on resale in normal market conditions.

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16th Nov 2020

Photographs

Photograph 1

General view of the rear elevation

Photograph 2

View of a small number of slipped and cracked artificial roof slates over the main roof

Photograph 3

View of a cracked Lead flashing over the main roof parapet gutter; also illustrating contact between the Lead and copper where there is a bimetallic corrosion risk

Photograph 4

Typical view of a welded copper lining within the main roof parapet gutter which we suspect will have a limited life

Photograph 5

View of foliage growth noted on the rear elevation roof terrace

Photograph 6

View of the poor flashing/weathering detail noted at the junction of the first floor rear elevation door threshold and roof terrace

Photograph 7

View of efflorescent salt staining noted to the front elevation brickwork

Photograph 8

Typical view of a corroding external metal balcony deck

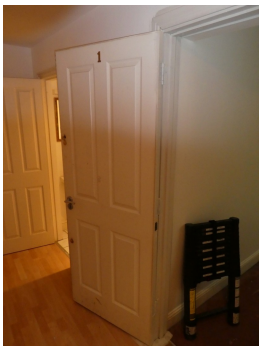
Photograph 9

View of a cracked first floor window pane

Photograph 10

View of inadequate timber trimmers adjacent to a roof light within the roof space

Photograph 11

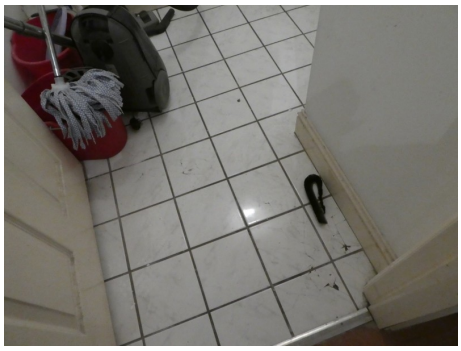


Typical view of an apartment entrance door that does not meet with fire safety legislation

Photograph 12

Typical view of a faulty security alarm control panel

Photograph 13

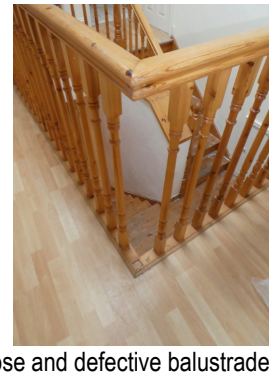


View of cracked floor tiles noted within a shower room

Photograph 14

View of a cracked and defective wash hand basin

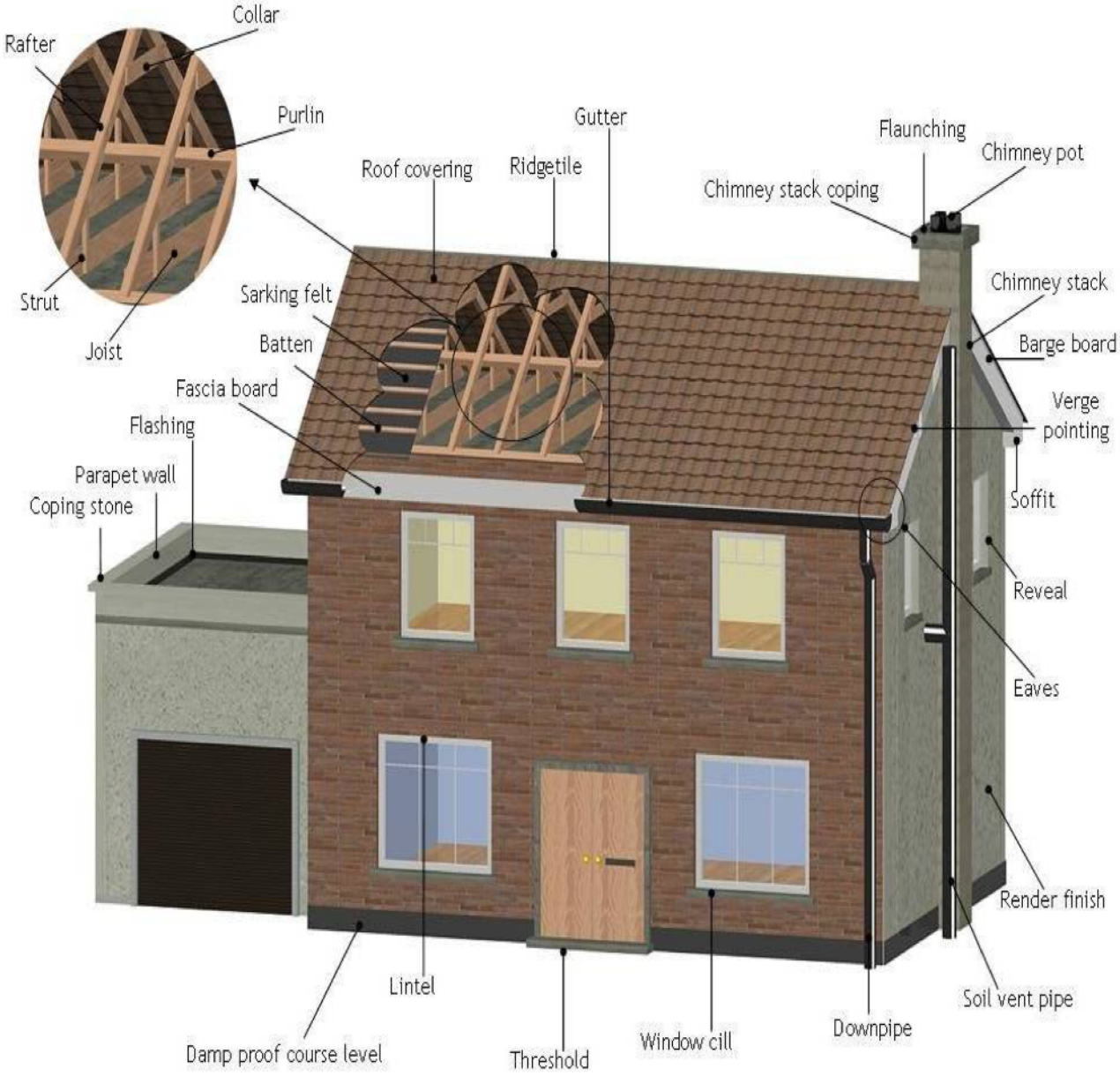
Photograph 15



View of the loose and defective balustrade noted to the top floor

Photograph 16

Typical view of of an uninsulated and inefficient hot water cylinder


Collar
Rafter
Purlin
Gutter
Flaunching
Chimney pot
Roof covering
Ridgetile
Chimney stack coping
Chimney stack
Strut
Sarking felt
Joist
Batten
Barge board
Fascia board
Verge pointing
Flashing
Parapet wall
Coping stone
Soffit
Reveal
Eaves
Render finish
Lintel
Soil vent pipe
Damp proof course level
Threshold
Window cill
Downpipe

Appendix 1

Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

1. Concealed Parts

   If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

2. Deleterious and Hazardous Materials

   We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

3. Services Installations

   Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations and/or testing by specialists.

4. Building Occupancy

   As the property is partly occupied, access to some areas could be restricted or denied. If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect.

5. Land Contamination

   We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land. If, after our inspection, we consider that further detailed investigation is appropriate, we will inform you accordingly.

6. Compliance with Legislation

   Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations, Workplace Regulations, Fire Regulations and the Equal Status Act. However, compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed.

7. Liability and Confidentiality

   Our building inspection report may be relied upon by the client and to whom we owe a duty of care. Our report must not be passed for information, or for any other purpose, to any third party without our prior written consent, which consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer on any third party any benefit or right.

Appendix 2

Deleterious Materials

Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves.

Materials that have been branded "deleterious" have usually been so classed because they either:

(a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g. asbestos) or

(b) can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete) or

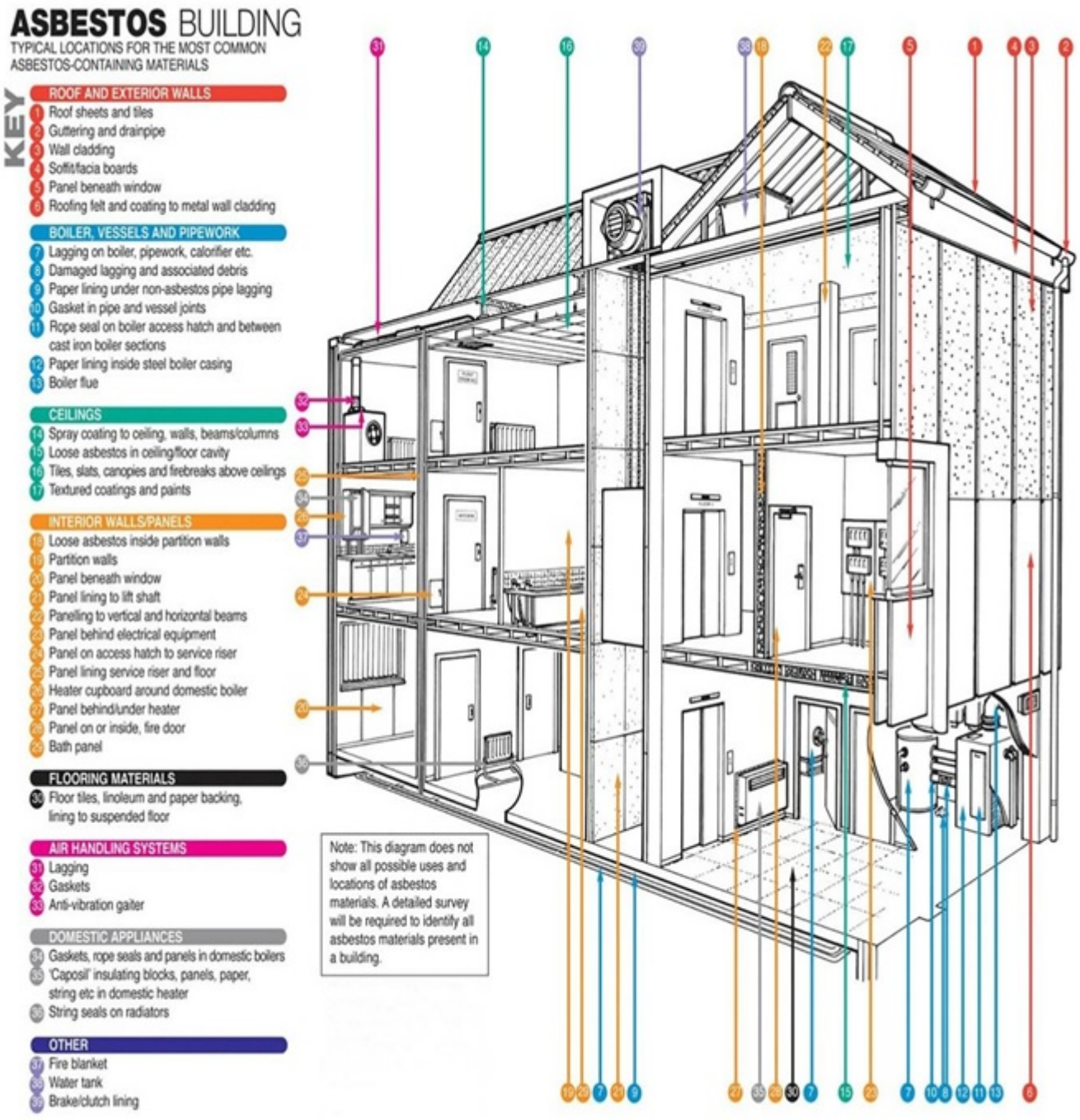
(c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g. calcium silicate bricks) or, in the case of composite panels, its insurability.

Some deleterious materials might fall into more than one of the forgoing three categories above.

Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty.

At present, the list of deleterious and problematic materials comprises the following:

- Composite Cladding Panels to roofs and walls.
- Nickle Sulphide inclusions in toughened glazing
- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.*
- Chloride additives when used in pre-cast or in situ cast concrete.*
- Calcium Silicate Bricks or Tiles (also known as sand/lime or flint/lime bricks).
- Mundic Blocks and Mundic Concrete.
- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.
- Lead based in paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material.*
- Lead used for drinking water pipework except when used as solder to pipe fittings.
- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.*
- Asbestos in any raw form or asbestos based products.*
- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.*
- Urea Formaldehyde Foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam.


ASBESTOS BUILDING
TYPICAL LOCATIONS FOR THE MOST COMMON ASBESTOS-CONTAINING MATERIALS
KEY
ROOF AND EXTERIOR WALLS
1 Roof sheets and tiles
2 Guttering and drainpipe
3 Wall cladding
4 Soffit/facia boards
5 Panel beneath window
6 Roofing felt and coating to metal wall cladding
BOILER, VESSELS AND PIPEWORK
7 Lagging on boiler, pipework, calorifier etc.
8 Damaged lagging and associated debris
9 Paper lining under non-asbestos pipe lagging
10 Gasket in pipe and vessel joints
11 Rope seal on boiler access hatch and between cast iron boiler sections
12 Paper lining inside steel boiler casing
13 Boiler flue
CEILINGS
14 Spray coating to ceiling, walls, beams/columns
15 Loose asbestos in ceiling/floor cavity
16 Tiles, slats, canopies and firebreaks above ceilings
17 Textured coatings and paints
INTERIOR WALLS/PANELS
18 Loose asbestos inside partition walls
19 Partition walls
20 Panel beneath window
21 Panel lining to lift shaft
22 Panelling to vertical and horizontal beams
23 Panel behind electrical equipment
24 Panel on access hatch to service riser
25 Panel lining service riser and floor
26 Heater cupboard around domestic boiler
27 Panel behind/under heater
28 Panel on or inside, fire door
29 Bath panel
FLOORING MATERIALS
30 Floor tiles, linoleum and paper backing, lining to suspended floor
AIR HANDLING SYSTEMS
31 Lagging
32 Gaskets
33 Anti-vibration gaiter
DOMESTIC APPLIANCES
34 Gaskets, rope seals and panels in domestic boilers
35 'Caposil' insulating blocks, panels, paper, string etc in domestic heater
36 String seals on radiators
OTHER
37 Fire blanket
38 Water tank
39 Brake/clutch lining
Note: This diagram does not show all possible uses and locations of asbestos materials. A detailed survey will be required to identify all asbestos materials present in a building.