

Denis Creedon, B.E., MIEI.

CONSULTING ENGINEER

PROPERTY INSPECTION REPORT



PROPERTY:

CLIENT:

DATE:

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SITE DESCRIPTION:

The property is located on its own private site in a rural setting. The nearest village is one mile to the south. The site extends to 0.815 acres and the boundaries are clearly defined. The boundaries are as follows:

- Northern: Mature ditch and hedgerow. 65m.
- Eastern: Stone piers, automatic wrought iron gates and timber post and rail fence. 49m.
- Southern: Concrete post and chain link wire fence, mature ditch and hedgerow. 67m.
- Western: Mature ditch and hedgerow. 51m

LAND REGISTRY:

The boundaries which are outlined on the land registry map presented for this property are an accurate reflection of the boundaries as they appear on the ground.

HOUSE DESCRIPTION:

The house is a large detached two storey dwelling and is approx. 2 years old. The main structure is rectangular in shape with a two storey element which extends out from the rear. There is a single storey side extension to the main structure.

Accommodation within the house includes entrance hall, two reception rooms, kitchen/dining room, utility, guest toilet and store room/office on the ground floor. The first floor accommodation includes five bedrooms, two walk-in wardrobes, three en-suite bathrooms, main bathroom, and large hot press.

The house extends to 3600ft² (334.44 m²).



Eastern Elevation



Western Elevation



Northern Elevation



Southern Elevation

ROOF:

The roof of the property is in pitched timber construction with each of the roof sections being gable ended.

Roof Covering: Blue/black natural effect roofing slates.

Fascia & Soffit: Black maintenance free u P.V.C. with permanent ventilation.

Rainwater Goods: Black u P.V.C. gutters and down pipes.

Structure: Prefabricated timber roof trusses.

Condition: Slates - Good
Felt - Good
Roof Timbers - Good
Ventilation - Good
Insulation - Good
Gutters - Good, all present and securely fixed in place.
Down pipes - Good, all present and discharge to gutters at footpath level.



External roof surface with vent slate present.



Internal trusses with wind bracing.

Defects: None observed.

Action required: Regular maintenance including inspections for damaged or missing slates which should be replaced. Gutters should be cleaned out each year to remove leaves and moss. Any build up of moss on the slates should be removed regularly. No alterations should be carried out to the roof timbers without engineering supervision.

Cost of repairs: €0

WALLS:

The walls of the property are timber frame and plastered block work construction externally with timber stud partition internally.

The external walls comprise 100mm block outer leaf, 50mm cavity, 150mm insulated timber frame with 50mm insulated plasterboard slab on the inside face.



Hairline plaster crack under window



Cracking at intersection of wall and ceiling

Condition:	Deflection	- None
	Structural cracking	- None
	Straight & Plumb	- Good, no noticeable structural defects.
	Dampness	- Good, cavity and damp proof courses present.
	Insulation	- Good
	External finish	- Good but not yet painted.
	Internal finish	- Good with minor hairline crack repair.

Defects: Some minor hairline cracking externally around openings and drying shrinkage cracks internally at the intersection of walls and ceilings.

Action required: Painting and sealing minor cracks externally, sealing minor cracks internally. No alterations should be carried out to the walls without engineering supervision.

Cost of repairs: €600 estimated.

WINDOWS & DOORS:

All rooms within the property have a window which is adequate to ventilate and light the room. The windows are constructed of PVC double glazed units. The windows appear to have been fitted and manufactured by specialist suppliers. There is no reason why these windows will not give adequate and reasonable use for many years.

The doors comprise solid timber front door, half glazed PVC back door, two sets fully glazed patio doors, hardwood louvered boiler house door.

All doors and windows are in good working order.



Solid Timber Front door



Black PVC double glazed windows



Solid oak internal doors.

Defects: None noted.

Action required: Regular maintenance including greasing of hinges.

Cost of repairs: €0.

FLOORS:

Ground floor construction is in solid construction being power floated concrete slab. There is under floor heating present on the ground floor. The floor finish is carpet and tiles on the ground floor. There is no noticeable deflection or other defects with the ground floors.

The first floor is constructed using suspended timber joists which are of adequate depth. The floor finish is carpet and tiles on timber floor decking at first floor finish.

There was no noticeable deflection noted with the upper floors.



Tiled floor in kitchen/dining room.



Carpet floor finish at first floor level.

Cost of repairs: €0.

FINISHES AND FITTINGS:

The property internally is finished in plaster skim throughout including ceilings, walls and partitions. The walls and ceilings are painted and are in reasonable condition.

There are useable fittings within the property which add to the value including bathroom ware, fireplace, floor and wall tiling, and fitted kitchen.



Kitchen/Dining Room



Bathroom



Entrance Hall



First Floor Landing

SERVICES:

DRAINAGE:

The property is connected to a septic tank located at the rear of the house.

An inspection of the A.J.'s serving the foul and surface water sewers showed that water appears to be escaping adequately.



Foul sewer manhole.



Storm sewer manhole.

Defects: None noted.

Action required: Regular maintenance. The septic tank should be emptied about every 12 months depending on use by a suitably licensed agent. Regular inspections should be carried out on the percolation area to ensure no ponding water or over saturation is present.

Cost of repairs: €0.

Maintenance: €250 p.a.

WATER:

The property is connected to mains water supply with a P.V.C storage tank located in the boiler house.

ELECTRICITY:

The property is connected to mains electricity with a fuse board located in the utility room. This system seems adequate and appears to be in accordance with the relevant regulations for such installations. A detailed treatment of this system is out side the scope of this report.

HEATING:

The property is provided with an oil fired central heating system which is connected to a high performance condensing boiler located in a designated boiler house.

The oil tank is located near a side boundary ditch.

There is under floor heating throughout the ground floor and there is a radiator present in each room at first floor level. There are wall mounted digital thermostats and separate digital controls for each heating zone and hot water.

There are two south facing solar panels which are connected to a 300lt hot water storage tank in the hot press.

A detailed treatment of this system is outside the scope of this report, and it is recommended that a qualified plumber be employed to inspect and test the heating and plumbing systems.



Condensing oil boiler.



Hot water storage tank in hot press.

Defects: None noted.

Action required: Regular maintenance is required on all oil fired boilers and a qualified plumber should be appointed to carry out annual servicing of the system.

Permanent ventilation is provided in each of the habitable rooms which must not be blocked especially in rooms containing a gas or solid fuel open fire or stove.

The solar panels require annual servicing and addition of anti freeze. This should be done in tandem with the boiler servicing.

Cost of repairs: €0.

Maintenance: €300 p.a.

INSULATION:

The external walls comprise 100mm block outer leaf, 50mm cavity, 150mm insulated timber frame with 50mm insulated plasterboard slab on the inside face.

The attic is fitted with 100mm rock wool insulation between the ceiling joists and 200mm rock wool insulation over the joist.

The level of insulation present is compliant with the requirements of the applicable building regulations and provides a very high level of insulation to the dwelling house.



Insulation present in attic.

Cost of repairs: €0.

SUMMARY:

There were no major defects or deficiencies found with this property.

The property is newly constructed and conforms to the current building regulations.

The structural components which comprise the walls, roofs and floors are in good condition with no noticeable structural defects.

The sewers and drains serving the property are all in good working order with no defects noted.

The estimated cost to remedy defects is €600.

For further clarification or discussion on any of the issues noted within this report please contact our office at your convenience.

Yours sincerely,

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