



This inspection report is to provide a report on the general state of repair of the property described below. It is not a Full Structural Survey as it is not practical to examine unexposed or inaccessible areas of the property, but it is a report by the surveyor on those matters expressly set out in this report to establish the general state of repair and the structural condition of the property based on the visible elements as outlined in the report. This report will not detail defects of no structural significance or of a minor on unexposed or inaccessible areas as it is a report on the visible surface only.

The information set out below must be read in conjunction with the marginal notes which form an integral part of the report. You are advised to show a copy of this report to your solicitor.

**Report No.** 43-02

**Name of Client:** xxxxxxxxxxxxxxxxxxxx

**Address of property inspected:** Artane, Dublin 5.

**Date of Inspection:** 4th April, 2011

**Weather Conditions:** Warm, Clear and Dry

**Description:**

This report has been prepared to ascertain the source and provide possible remedies for the presence of moisture stains on the party wall between our clients rear extension, and a similar rear extension to the adjoining property to the south-west.

On the day of inspection, our client made us aware of a brief history.

*Our clients neighbour constructed a glazed conservatory to the rear of his property. He proposed building a party wall which the conservatory would be attached to. He also stated that our client would be able use the party to construct a similar extension. The conservatory was constructed with a perspex roof, and visible guttering. This extension was constructed approximately ten years ago.*

*In the summer of 2009, our client proceeded to construct a single storey, lean to extension onto his property which incorporated the above mentioned common boundary wall. As part of this construction, the common boundary wall was increased in height, re-flashed, and re-capped to accommodate the height of our clients extension.*

*In the summer of 2010, our clients neighbour proceeded to re-roof his existing conservatory with a profiled sheet roofing material which gives the appearance of roof tiling. As a result during the winter of 2010/2011 leaks have appeared on the common boundary wall between the two extensions in our clients property.*

A visual survey of the neighbours re-roofed extension was taken from our clients roof.

It was noted that a number of flashings were missing in completing the roof, and that a type of heavy duty adhesive tape had been used to substitute these. This tape was peeling off in places.

The roof material, a lightweight profiled metal sheeting had been roughly cut in places and possible proprietary closing/flushing pieces may be absent to securely seal the exposed end sections of the metal sheeting.



Adhesive tape flashing peeling off wall



Adhesive tape flashing peeling from capping junction



Badly fitted/ damaged Velux flexible flashing



Exposed end section to profiled sheeting

The nature of the construction would suggest that the re-roofing of the extension was constructed in a hurried nature, and that final flashings were not fitted.

The incorrect fitting of adhesive flashing tape in the above locations would lead to a very temporary solution to fitting permanent flashings chased in to walls, and proprietary capping/closing sections to the ridge tiling.

On inspection of the junction of the roof, and the parapet wall, it appears that there is no valley gutter installed to allow water to run off the roof correctly.

In the event of any reasonable rain shower, water will run directly on to the parapet wall. The nature of the roofing material, which has a relatively smooth surface, allows water to move at a much faster rate across it, unlike materials such as slate or concrete roof tiles, thus compounding the problem.

A prolonged spell of rain or the presence of excessive snow, would allow water to be absorbed into the wall allowing damp to spread through it.



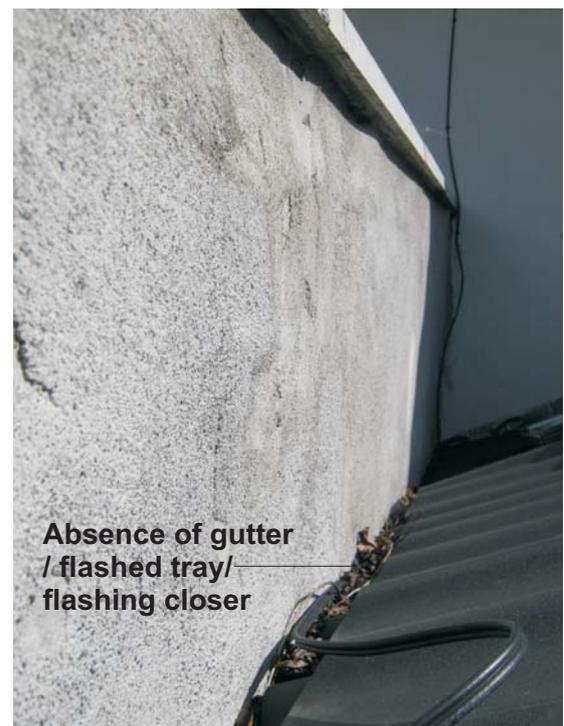
**Photo looking directly down on roof**



**Photo looking directly down on roof**



**Photo looking at roof edge/parapet**



**Photo looking in at parapet wall**

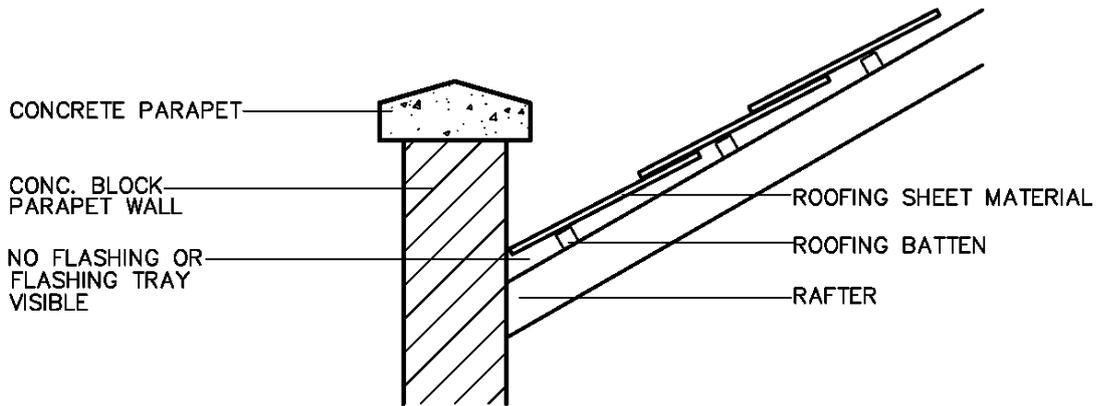


**STAINING ON PARTY WALL**

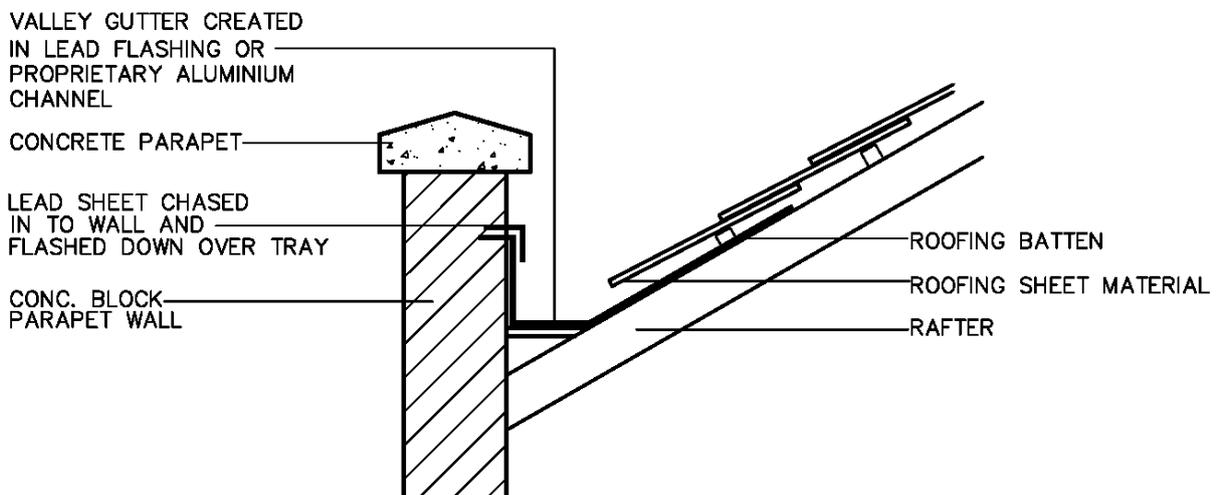


**STAINING ON PARTY WALL**

The parapet detail as it appears to be constructed, and a correct detail for this type of construction are indicated below.



**PARAPET DETAIL (N.T.S.) (as visible on site)**



**CORRECT PARAPET DETAIL (N.T.S.)**



**TYPICAL CORRECT PARAPET/  
VALLEY DETAIL**



**TYPICAL CORRECT PARAPET/  
VALLEY DETAIL**

### **Conclusion**

It is my opinion that the re-roofing of our clients neighbours extension has been done in a rushed and poor fashion.

The lack of correct detailing, and use of flashing tape as a substitute for proper flashing and finishing pieces has left these works in a potentially poor state of repair.

The incorrect valley detail has allowed water to flow onto and down the boundary wall of our clients property resulting in staining of the plasterwork in his kitchen.

No invasive investigation has yet been conducted into the drylined party wall, and this may prove that the water ingress is much worse than what is appearing on the surface.

Our client wishes that these works be remedied by a competent, suitably qualified roofing contractor and that a correct valley detail as previously specified be installed on the boundary wall as soon as possible to prevent any further damage to his property.

Our client also wants an investigation of the previously mentioned drylined party wall to be conducted, and any damage to the wall as a result of the leaking roof to be repaired, repainted and made good to its original condition.

**Finally, in accordance with our standard practice statement we confirm that this report is for the use only of the party to whom it addresses, and no responsibility is accepted to any third party for the whole or part of it's contents. The report is prepared on the basis of full disclosure of all relevant information and facts.**

Signed

Roger Bell dip.arch.tech. Bsc. CAD. RIAI (arch.tech.) ACIAT

Dated : 5th April, 2011.



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