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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: xxxxxxxxxxxxxxxxxxxxxxxx

Address of property inspected: Dublin

Date of Inspection: 2nd December, 2012

Weather Conditions: Cold, Raining, Windy, Wet.

Description:

This report has been prepared to ascertain the current condition of the existing roof to the building, and recommendations for possible replacement, and/or repair of same.

The building in question is a three storey apartment block constructed in the late 1960's / early 1970's. The roof is of flat roof construction.

The roof structure has been finished with a rolled torch-on felt which is lapped up chimney breasts and flashed throughout.

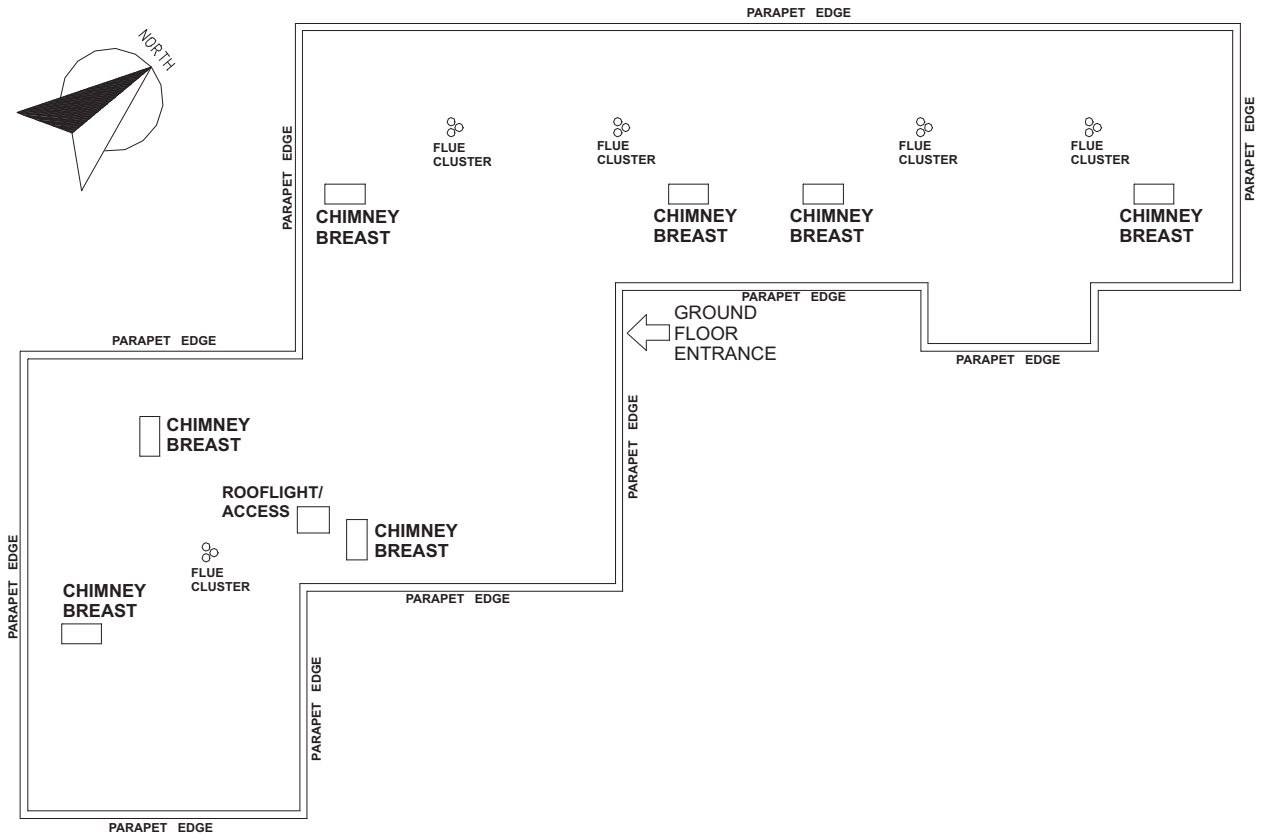
The torch-on felt too has been dressed around all vertical vents, and vertical flues.

The felt is dressed over the external walls and the roof drains at a number of locations at purpose built draining points in to hopper heads and subsequently to the drainage system via standard rain water goods.

The torch-on felt has been painted with a reflective paint to prolong its life.

Our client has informed us that the roof material was replaced approximately 20 years ago.

The following page is a visual photograph survey of the roof, indicating damaged areas.



APARTMENT SCHEME ROOF PLAN/PHOTO KEY



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

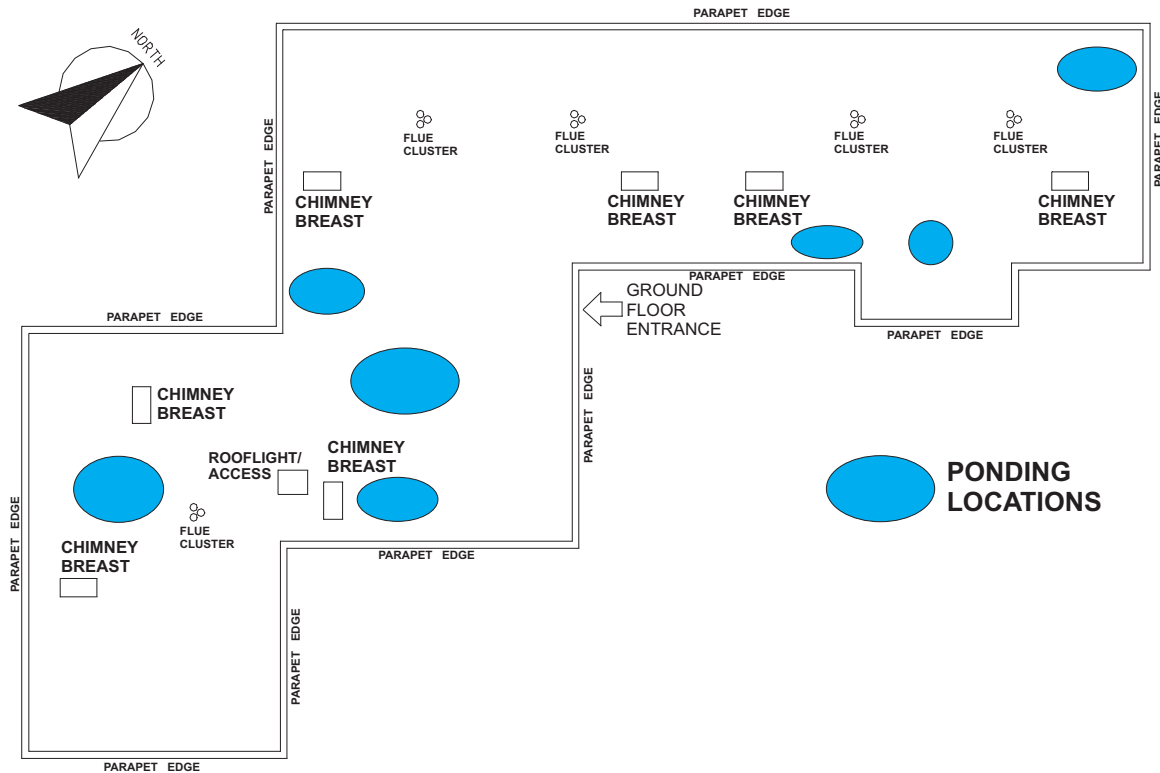


SOUTH ELEVATION

From the elevational photographs on the previous page, and the vertical photograph below, it is evident that ponding is occurring on the roof at various locations.

While this is not necessarily a bad thing during parts of the year when the air temperature is above freezing point, the last two winters with extended cold periods meant prolonged spells of time where this ponding was frozen.

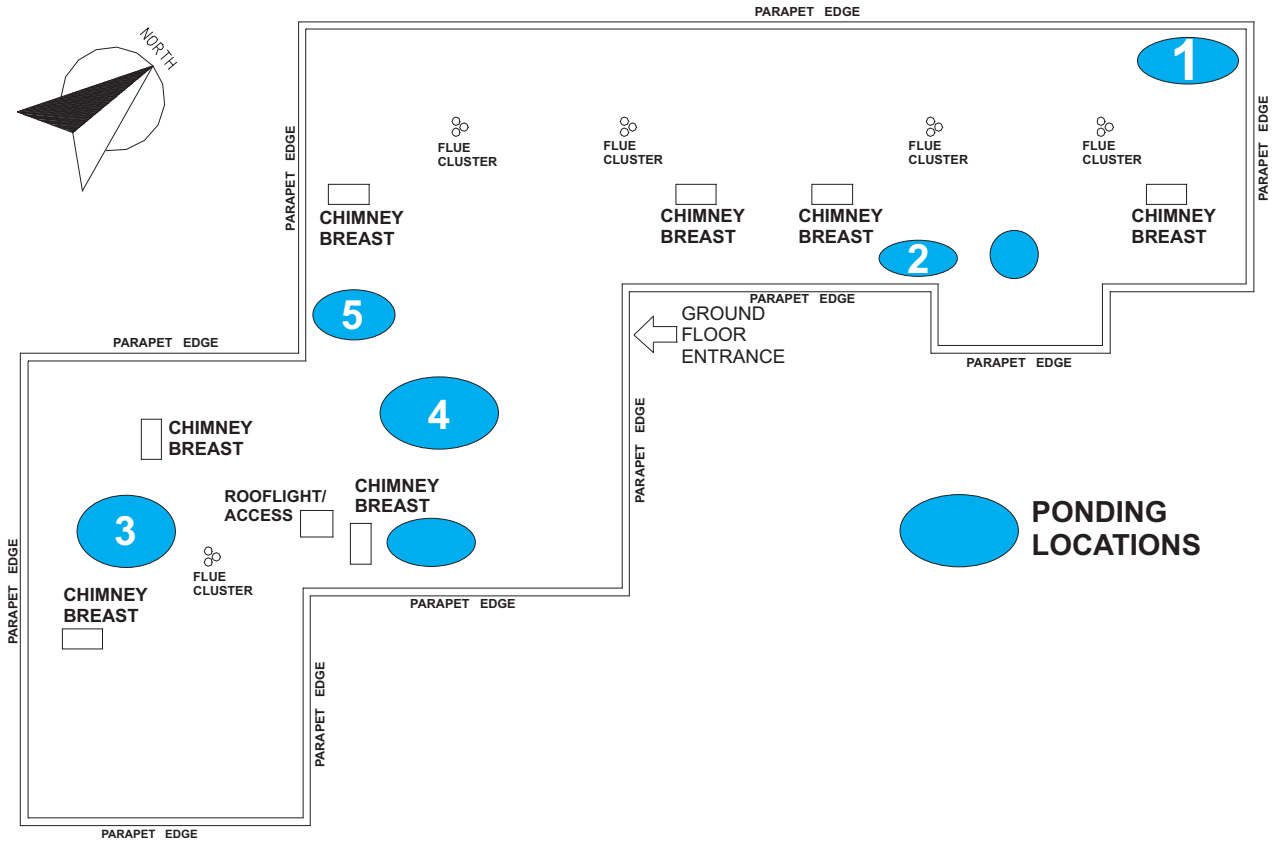
Prolonged frozen spells may lead to cracking in the felt, and subsequently to leaks occurring.



APARTMENT SCHEME ROOF PLAN/PHOTO KEY



APARTMENT SCHEME ROOF PLAN/PHOTO KEY

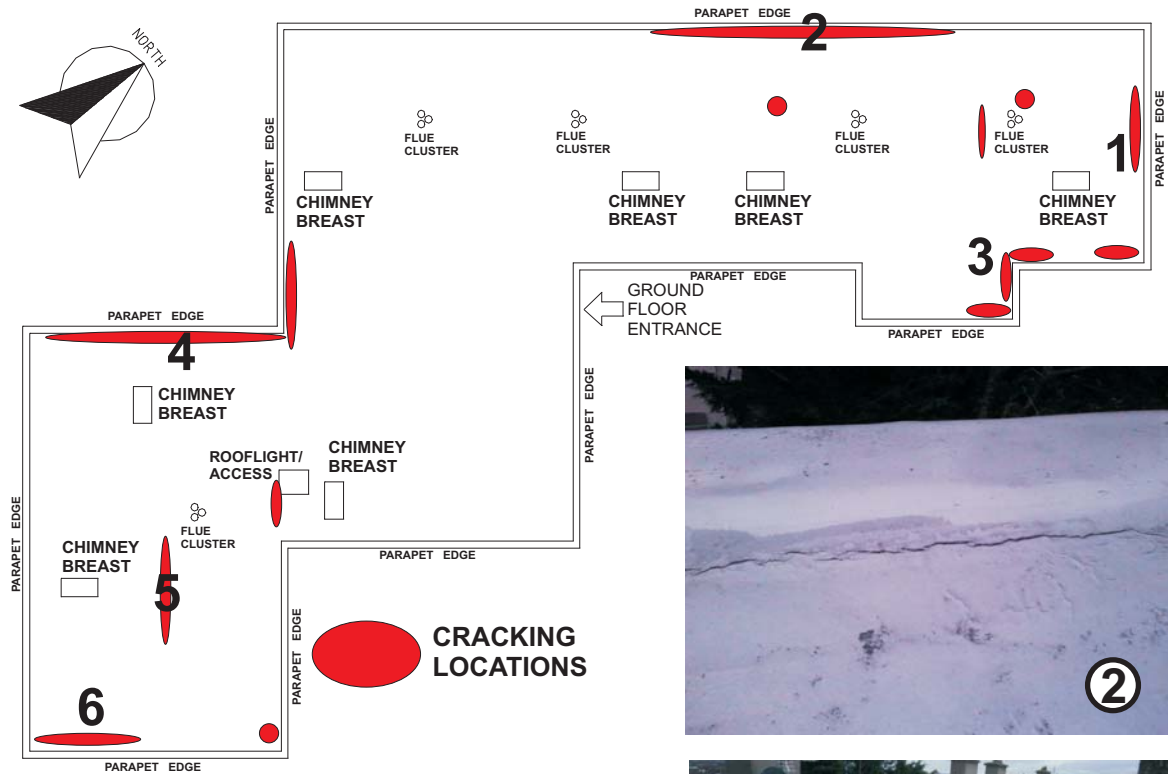


APARTMENT SCHEME ROOF PLAN/PHOTO KEY



Cracking is also evident at various locations on the roof, and around the parapet wall detailing, with some repairs evident. Conditions on the day of inspection were dull and wet.

The wet surface may have partially obscured other cracks, therefore the locations indicated below are not exhaustive.



APARTMENT SCHEME ROOF PLAN/PHOTO KEY



It is our opinion that the roof finish may be ending its useful life, as the amount of cracking visible suggests.

We would therefore recommend that the roof be replaced in its entirety with a similar equivalent. This would typically be 2no.layers of torch on felt dressed up around all chimneys, fixtures and fittings and suitably flashed. Application of a layer of reflective paint too will extend the life of the roof material.

As part of the renovation works we would also propose removing all areas of ponding on the roof, and ensuring all drain points are functioning properly.

Other items we would recommend which could be included as part of the works are:

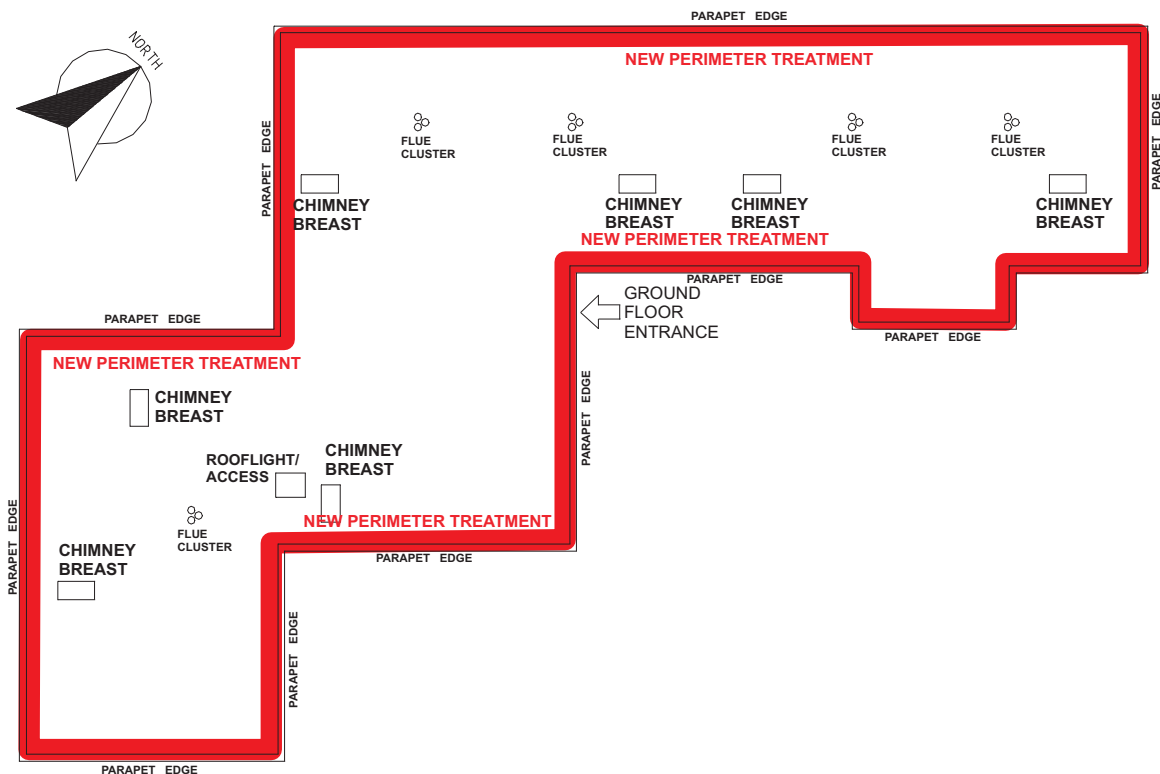
- 1/ Replacement of existing access hatch/rooflight with modern insulated, draught-proof unit.
- 2/ Thermally insulating the entire roof with rigid board insulation
(This item may be grant aided through Sustainable Energy Ireland)
- 3/ Employing a suitably qualified electrician/tv engineer to secure and tidy all wiring on the roof.

If this proposal is beyond budget, a second alternative may be considered.

This would involve re-roofing the perimeter of the roof with a 2metre(6ft.) strip of felt, visually inspecting the rest of the roof, and patching any cracking visible as appropriate.

It would also involve ensuring all drains are functioning correctly.

This solution would ensure that the perimeter which is the area most prone to cracking is completely new. (Please see sketch below)



APARTMENT SCHEME ROOF PLAN

Conclusion:

The survey has revealed that cracking has occurred throughout the roof material.

We feel that remedial action is urgently required initially to seal any existing cracks particularly along the perimeter walls.

The best solution to the problem is replacing the roof in its entirety guaranteeing a maintenance free finish for the lifetime of the material.

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 its contents. The report is prepared on the basis of full disclosure of all relevant information and facts.

Signed



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Dated : 15th December, 2011.



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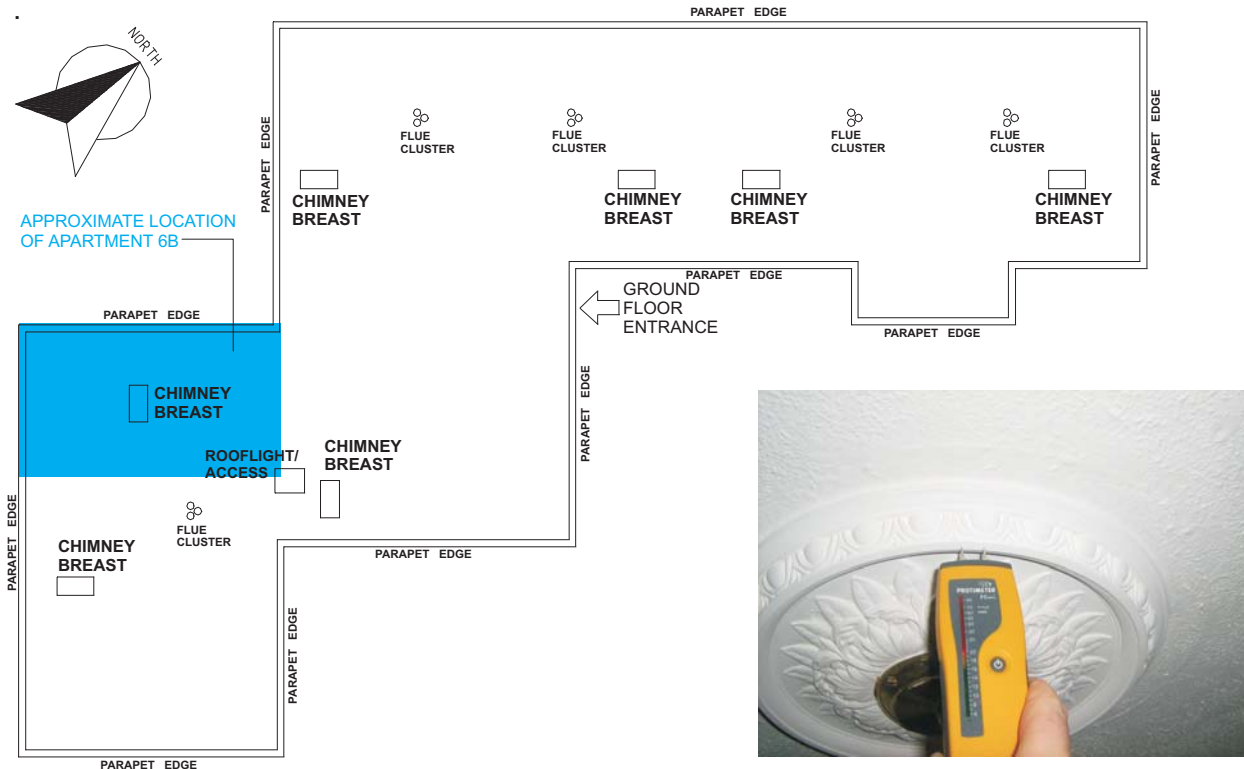
Report No. 43-02 - ADDENDUM

Name of Client: Wellington Court Management/Residents Comittee

Address of property inspected: Wellington Court Apartments, Whitehall Road West, Dublin 12.
(Apartment 6B)

Date of Inspection: Wednesday 1st February, 2012.

We revisited the apartment scheme to investigate reported damp issues in Apartment 6b, and confirm that moisture metre readings at the head of the window in the kitchen and the ceiling rose/light fitting in the kitchen showed a raised level of moisture in that area, with 18% being read in the kitchen, and 20% at the rose in the living room



Moisture meter reading of 20% at ceiling rose

This is a good indication that moisture is leaking through the roof and appearing along the paths of least resistance at window heads and light fixtures in the apartment.

Signed

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

Dated : 8th February, 2012.