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Rogerstown, | Muchgrange,  
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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, together with valuation advice. 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.41-10**

**Name of Client:** Balbriggan, Co. Dublin.

**Address of property inspected:** Balbriggan, Co. Dublin.

**Date of Inspection:** 24th November, 2009.

**Weather Conditions:** Wet, windy, warm, intermittent showers

### **Description:**

Type & age of property:

The property is a two bedroomed, first floor apartment.  
The property has off-road parking for one vehicle.  
The dwelling was built circa 2008/2009.

### **Accommodation**

(Brief description indicating accommodation available)

The accommodation within the property consists of entrance area at ground floor level, and stairs. The first floor consists of entrance hall, living room, kitchen/dining room, wc and 2no. Bedrooms all accessed off entrance hall.

This report has been prepared to ascertain the quality of completed workmanship regarding the windows, and doorsets in the kitchen/dining areas, and the bedrooms, and also the quality of external finish to the apartment in regard to ingress of water/moisture both wind driven, and by capillary action.

## Sitting Room

The sitting room contains a hardwood double glazed double door unit which opens inwards in to the sitting area.

On the day of inspection, it was noted that there was an excessive whistling noise was evident from the doorset, and that when pressure was applied to the right hand door, this noise ceased. The right hand door has been damaged and a large crack extends from the bottom hinge upwards to the middle right hand side of the door, as though the hinges had been forced, damaging the door.

It has been brought to our attention by our client that an excessive amount of water leaked under the door, and damaged approximately half of a recently laid timber floor in the room which subsequently had to be removed and was destroyed beyond use.

On inspection, the cill/threshold arrangement appears to allow wind driven rain to be forced up under the closed doorset, and in on to the floor.

We would query the use of this cill arrangement on the first floor of a building which is in an exposed location, and would be prone to the predominant south westerly winds.

The glazing panels fixed in to the windows with hardwood beading appear to have an excessive amount of silicone sealant between the beading and the glazing panel.

Our client has advised us that water has been forced around the glazing panel, and is appearing on the inside of the glass, and falling down on to the floor.

We would query both the excessive use of silicone sealant, and if a sealing tape has been applied to the glazing panels prior to final fixing of the hardwood bead.

We would also query the excessive distance between the bead and the glazing and if the beading has been fixed so as to provide the necessary pressure to maintain a water tight seal to the window frame.

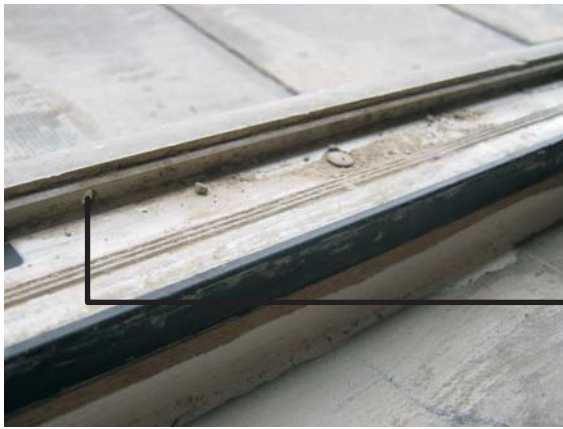
External inspection of the doorset shows that a silicone sealant has been used to finish the gap between the timber jambs, and head with the adjoining masonry structure.

This sealant appears to have been applied in a varied manner, and holes are evident in it, obviously allowing water to ingress beyond the external face of the building.



Crack to RHS  
of doorset

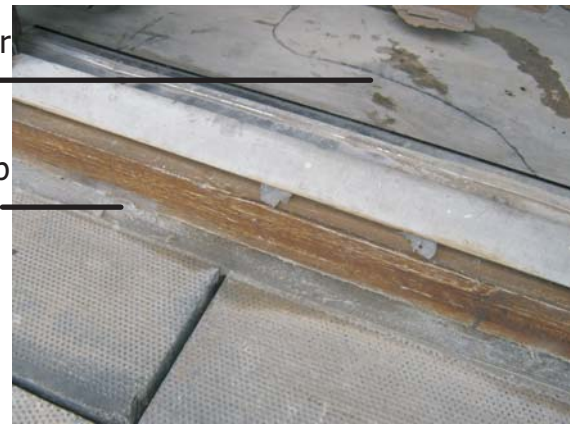




Damaged timber floor removed

Water driven up under door cill

Water driven through weep holes



Missing mortar at window head

Temporary emergency repairs by client



Rusting to steel lintel

Excessive use of silicone sealant to glazing beading



## Recommendations:

Replace damaged RHS door to doorset, re-fit new door, and adjust so that closing mechanism grabs and seals correctly thereby sealing draught/whistling noise.

Examine cill/threshold, and replace/repair as necessary preventing wind driven rain being forced up under doorset while maintaining correct water run off from glazing doorset.

Remove all glazing sections, and correctly re-fit with appropriate tape.

Fit beading ensuring adequate pressure is being applied to glazing to ensure a watertight seal, and make good.

Remove all sealant applied to jambs and head of doorset and windows, re-apply new sealant and make good.

Paint all exposed steel lintels with appropriate anti-corrosion paint and make good.

## Kitchen/dining

The glazing panels fixed in to the windows with hardwood beading appear to have an excessive amount of silicone sealant between the beading and the glazing panel.

Our client has advised us that water has been forced around the glazing panel, and is appearing on the inside of the glass, and falling down on to the floor.

We would query both the excessive use of silicone sealant, and if a sealing tape has been applied to the glazing panels prior to final fixing of the hardwood bead.

We would also query the excessive distance between the bead and the glazing and if the beading has been fixed so as to provide the necessary pressure to maintain a water tight seal to the window frame.

We would also query if the junction between the left and right windows adjacent to the metal lintel support have been adequately sealed.

Cosmetically, the rebated closer piece covering the support does not match the hardwood timber in the window frames



Mismatched  
closer piece

Excessive sealant  
to glazing section



## Recommendations:

Remove all glazing sections, and correctly re-fit with appropriate tape.

Fit beading ensuring adequate pressure is being applied to glazing to ensure a watertight seal, and make good.

Remove all sealant applied to jambs and head of doorset and windows, re-apply new sealant and make good.

Paint all exposed steel lintels with appropriate anti-corrosion paint and make good.

Replace closer piece with matching closer and make good.

Ensure window frames adjacent to steel structural support are sealed both internally and externally.



## Master Bedroom

The glazing panels fixed in to the windows with hardwood beading appear to have an excessive amount of silicone sealant between the beading and the glazing panel.

Our client has advised us that water has been forced around the glazing panel, and is appearing on the inside of the glass, and falling down on to the floor.

We would query both the excessive use of silicone sealant, and if a sealing tape has been applied to the glazing panels prior to final fixing of the hardwood bead.

We would also query the excessive distance between the bead and the glazing and if the beading has been fixed so as to provide the necessary pressure to maintain a water tight seal to the window frame.

We would also query if the junction between the left and right windows adjacent to the metal lintel support have been adequately sealed.

Our client was forced to remove the window board, and a portion of the dry lining to attempt to repair a leak at floor level.

Subsequent investigation appears to reveal that a number of bricks on the outer leaf have no mortar between them, and water has entered through these joints by wind/capillary action.

Inspection using a moisture metre has indicated moisture levels of 16-20% in the internal blockwork, and our client was forced to use a silicone sealant in order to attempt to seal some of the joints externally. (Typical dry reading is 8-10%)



### Moisture readings 16 - 20%



No sealant at junction between window frames and steel support to lintel

Silicone sealant to mortar joint as temporary repair by client



Client forced to remove window board, and dry lining to attempt emergency repairs





No mortar in vertical jointing to brickwork at 9 locations beneath clients bedroom window



No mortar in vertical jointing to brickwork

## Recommendations:

Remove all glazing sections throughout apartment, and correctly re-fit with appropriate tape. Fit beading ensuring adequate pressure is being applied to glazing to ensure a watertight seal, and make good.

Remove all sealant applied to jambs and head of doorset and windows throughout apartment, re-apply new sealant and make good.

Paint all exposed steel lintels throughout apartment with appropriate anti-corrosion paint and make good.

Ensure window frames adjacent to steel structural support are sealed both internally and externally.

Examine all external brickwork throughout entire apartment, and check for loose/damaged mortar work, remove, replace and make good.

**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 : 25th November, 2009.



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