



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. 45-15
Name of Client: xxxxxxxxxxxxxxxxxxxxxxxxx
Address of property inspected: Santry, Dublin 9.
Date of Inspection: 25th February, 2013.
Weather Conditions: Bright, Dry, & Cold

Description:

(a) Type & age of property:

The property is a three bedroomed, semi-detached two storey dwelling.
The property has a garden to front and rear.
The site is bounded by concrete walls to front, sides & rear.
The dwelling was built circa 1960's.

(b) Location

Located in a well-established area, the property is built on a level site from front to rear of dwelling, and in my opinion not liable to flooding given normal conditions. The property is situated within an estate of similar semi-detached dwellings.

(c) Accommodation

(Brief description indicating accommodation available)

The accommodation within the property consists of entrance hall and stairs, living room, kitchen and dining room combined. The first floor consists of landing, 3 no. bedrooms and bathroom with hot press contained in the rear bedroom as part of the wardrobes.



Block walls and piers to front garden in reasonable condition



Timber panelling in poor/reasonable condition beneath front living room window, and loose cabling running through large hole in wall



Upvc Double glazed window and front hall doorset with badly fitting opening sections

STRUCTURE

(Exterior has been inspected from ground level only)

Chimney Stacks, Flashing & Soakers

(as observed from ground level)

The chimney appeared to be in reasonable condition given age. We would recommend that the capping, and mortar joints be checked for any moisture ingress, and repaired as necessary. The flashings too appeared to be in reasonable condition.



Chimney stack with flashing in reasonable condition.

Roofs – Exterior

(as observed from ground level)

The roof of this property is a single A type hipped pitched roof, the pitch has been laid to a good fall and runs from front to back of property.

The pitched roof has been finished with concrete roof tiles. The fascias and soffits are timber and are in poor/reasonable condition.

We would recommend that the roof be inspected by a competent roofer to include all valleys, gutters, flashings, fascias and soffits, repaired if required, and made good.



Pitched hip-ended roof with concrete roof tiles in reasonable condition.



Timber fascias and soffits and cast iron rainwater goods in poor/reasonable condition.



Timber fascias and soffits and cast iron rainwater goods in poor/reasonable condition.

Gutters & Downpipes

(Unless it was raining at the time of our inspection it might not be possible to state whether or not the rainwater fittings are watertight or properly aligned.)

The gutters are of cast iron construction and appear in poor condition given age. The Rain water pipes and Soil vent pipes too are cast iron, and appear in poor condition. Gutters should be cleaned and junction points inspected for leaks and repaired if necessary.



Cast iron rainwater goods in poor condition.

Roof Spaces

The roof space is of pitched roof construction.

There is quilt insulation evident fitted between the ceiling joists.

There are two Upvc cold water storage tanks of which only one is connected.

There is a heating system header tank also present.

Neither the tanks, or the associated plumbing have been thermally insulated.

We would advise that the roof space is always fully insulated to a basic min. of 300mm of quilt insulation in accordance with Part L of the Building Regulations 2011 inclusive of full protection to cold water storage tank and all pipe work etc.



Attic photograph with header tank at top of photograph, connected cold water tank centre, and un-connected cold water tank to right hand side.



Quilt insulation and old disconnected steel cold water tanks visible in attic space

Main Walls

(Inspection only from ground level, and the foundations have not been exposed for examination. Mention is made of any indications of settlement, heave or structure movement)

The front wall is a rough cast dash plaster finish construction, with a vertical timber cladding beneath the ground floor living room window. The side and rear elevations too are a rough cast dash plaster finish construction. All finishes are on heavy constructed outer walls, probably concrete block work plastered internally.

The walls generally were straight and true with no signs of ground heave and appear to be structurally sound.

It was not possible to ascertain if any level of thermal insulation is within the external walls.

Further investigation by a suitably qualified person would reveal this.



Dashed walls to rear elevation with underfloor room vent visible to ensure circulation of air under raised timber floor.

Damp Proof Course & Sub-Floor Ventilation

(comment is made as to whether a DPC is apparent and effective and as to the adequacy of sub-floor ventilation)

The damp proof course, although not visible appears to be working well.

We noted moisture readings of 40 - 60% at a single location adjacent to the kitchen door. There appears to have been a leak from a stop-cock adjacent to the door, and evidence of damp/rotten timber is visible as part of the floor.



Damp wall adjacent to kitchen door/plumbing/stop cock



Damp wall adjacent to kitchen door/plumbing/stop cock



Wet floor adjacent to kitchen door/plumbing/stop cock

External Joinery including Window and Door Frames.

(brief description of the type of windows and their condition, where possible to examine them)

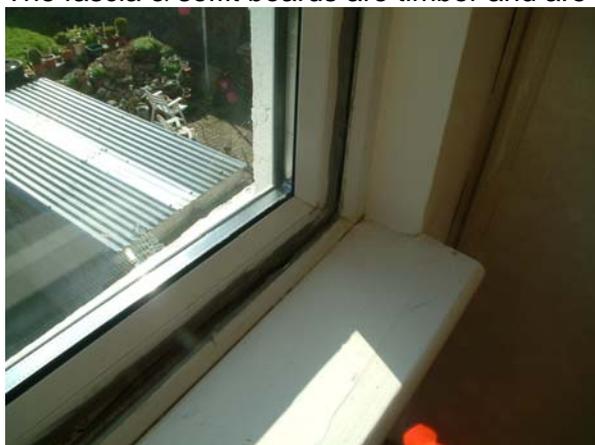
The windows throughout the dwelling are double glazed, top/side hung uPVC, and appear to be in reasonable condition given age.

We noted that most of the opening sections had temporary repairs conducted on them, and closer inspection revealed that the opening sections do not appear to close securely into the window frames leading to excessive draughts

We would recommend that all doors and windows be inspected by a suitably qualified window installer and all opening sections repaired (if possible) and all seals repaired/replaced as necessary.

The front door to the dwelling is a uPVC doorset and appears to be in reasonable condition given age.

The fascia & soffit boards are timber and are in poor condition.



Badly fitting windows with evidence of flexible sealant being used to (badly)draught-proof the opening sections



Badly fitting windows with evidence of flexible sealant being used to (badly)draught-proof the opening sections

Exterior decoration and paintwork

(The general condition has only been noted)

External decoration is in a poor/reasonable condition.

We would generally advise that external decoration should be carried out every three years as a maintenance item. (In normal exposure conditions)

In general the reveals & sills to all elevations should be painted with an appropriate paint finish in order to maintain durability of same.

Ceilings, walls & partitions

(these have been inspected from floor level)

The ceilings are finished 2450mm from ground floor level, and 2450mm from first floor level finished with a nap plaster finish. The walls too are nap plaster finished throughout.

All ceilings, walls, skirtings, doors and architraves are in poor/reasonable condition given the age of the dwelling.

It was noted that a number of cracks were evident in the ceilings and walls.

We feel that these would be cosmetic cracks due to the age of the dwelling.



Typical plasterboard cracking throughout dwelling walls

Fireplaces, Flues & Chimney Breasts

(Normally flues to open fireplaces should be swept prior to occupation. It is not possible to indicate condition of flues or the presence of flue liners)

There are single fireplaces in the living room, and the dining room. Both fireplaces appear in poor/reasonable condition given age.



Living room fireplace in poor/reasonable condition



Kitchen/ Dining room fireplace in poor/reasonable condition

Floors

(The surface of all floors not covered with fixed coverings has not been inspected as far as is practicable. Fixed floorboards have not been lifted. NB: Fitted coverings will not be lifted but the Surveyor will where possible, lift accessible corners sufficiently to identify the nature of the finish beneath. The surface areas of solid floor construction will be inspected as for timber floors)

The ground floor consists of raised timber floors throughout, with first floor timber joisted floors secured on/into external masonry walls.

These floors have been finished with original varnished timber to hall, living, dining areas, and first floor bedrooms with tiling to kitchen, carpet to stairs and landing, and linoleum to bathroom.

All floor finishes are in poor/reasonable condition.

The floors appeared to be of sound construction and no deflection was noted.



Floors have been stained and varnished throughout, and are in a poor state of repair with some holes evident, flooring having been damaged with prior renovation/heating system work.

Internal Joinery

(general comments only)

There are fitted units to the kitchen and the bedrooms and all are in poor/reasonable condition.

All Internal doors, door frames, skirting boards, and sundry joinery are in poor/reasonable condition.



Kitchen units in poor condition



Box room fitted unit in poor condition



Double bedroom fitted unit in poor condition

Ventilation

It was noted that there were ventilation outlets present in most rooms throughout the dwelling at the time of inspection. – (double bedroom to front blocked up)

All rooms require ventilation, and room vents should be fitted (where required) to meet appropriate ventilation standards, with mechanical ventilation to all bathrooms, and kitchen, all extracting to the exterior of the dwelling.



Room vent in box room

Internal Decorations

(general comment only) We have assumed that you are aware of the general state of decorations throughout the property)

The internal decoration in this property is in my opinion is in poor/reasonable condition, but requires replacement, repainting and redecoration to clients requirements.

At present the property is in poor/reasonable condition and would serve purposes for the very short term only.



Timber floor finish to hall, and carpet to stairs all in poor condition

Services

(These have only been inspected visually where they were accessible and tests have not been applied. Standards and adequacy of installations can only be ascertained as a result of a test by an appropriate specialist. A general comment only is made)

Gas

There is a gas meter located under the stairs which appears to supply just the gas hob in the kitchen.

Electricity

(Brief comment on visible and accessible areas)

We would recommend that the electric's and wiring are checked out completely and a qualified certificate provided in accordance with I.E.E./E.T.C.I. requirements.
(This is a general statement only)



E.S.B. meter & E.L.C.B. board located
In wall press adjacent to front door.

Heating System

The central heating system is an oil fired system located in an outhouse to the rear of the property.

The unit is an old kerosene fired unit, and is in poor condition, with a probable efficiency of around 68-78% (D – E rating)

It would be recommended that a qualified central heating fitter conduct a maintenance report on the boiler and the heating system throughout the house as a matter of general safety.



Old kerosene fired heating system located in
outhouse at rear of dwelling

Cold Water, Plumbing and Sanitary Fittings

(general comment only)

Sanitary fittings consist of

1. 1 internal bathroom at first floor level comprising 1 no. sink unit, 1 no. w.c. , 1no. bath with 1 no. pumped electric Shower unit.(Triton T90)

The Soil Vent Pipe stack runs externally picking up the main bathroom and the wc fittings

The hot press located on the first floor as part of the rear double bedroom press units, contains an old style hot water cylinder with no lagging jacket.



Bathroom tiling in poor repair with pumped electric shower installed (Triton T90)



Old un-insulated hot water cylinder in double bedroom to rear.

Drainage

(No drain covers were lifted and as such this is a general comment only)

Foul Drainage

The drainage in this dwelling all feeds into an External Soil Vent Pipe which takes material from the bathroom and kitchen to an Armstrong Junction.

This drainage continued to an Armstrong junction at the rear of the dwelling.

It was not possible to ascertain where the drainage went from this point.



Surface water drainage from rain water pipes to Armstrong junction.

Surface Drainage

All surface water drainage from gutters runs to an Armstrong Junction
It was not possible to ascertain where the drainage continued from this point.

Garages and outbuildings

(general comment only)

Substantial outbuildings were noted at the time of the survey, all constructed to the rear of the dwelling.

The garage to the rear of the property is a well built masonry garage with a corrugated metal roof and is in very good condition.

The flat-roofed sunroom in the middle of the garden is in poor condition.

The flat-roofed boiler house, and attached storage building immediately to the rear of the dwelling is in poor/reasonable condition.

It was noted that a portion of the roof of this outbuilding was finished with corrugated asbestos sheeting. We would strongly recommend that these materials be safely disposed of as part of any renovation work to the outhouse in the future.



Outbuildings 1 immediately to rear of dwelling with asbestos roofing to boiler house (to be removed as part of any outbuilding renovation)



Outbuildings 2 – middle of garden - Flat-roofed conservatory in poor repair)



Outbuildings 3 – well constructed garage to rear of back garden with vehicular garage door to rear laneway



Outbuildings 3 – corrugated metal roof of well constructed garage to rear of back garden

Other General Comments

(Other aspects not covered in the preceding report which we feel are of note)

In general terms the property requires attention, upgrading and treatment, This property as stated earlier is in poor/reasonable condition given age, but will require

attention, alteration, repairs and treatment as outlined in the report. I would consider this a good property for purchase given its location, subject to client requirements and to all outlined work being made good.

We would list our main points as follows:

1. Investigate roof and examine all flashings, valleys, chimney breasts, brick and blockwork, repair and make good as necessary.



All older dwellings will suffer from roof damage given age, and need to be thoroughly **inspected by a competent roofing contractor**. Typically, any damaged/cracked slates or tiles need to be repaired or replaced, and all flashings around chimney breasts, valleys, valley gutters and any complex flashing details investigated and repaired as necessary.

2. Replace all existing fascias and soffits with new UPVC equivalents.
3. Investigate damp spots adjacent to kitchen door internally, remove all damaged timberwork, and plasterwork, repair and make good.

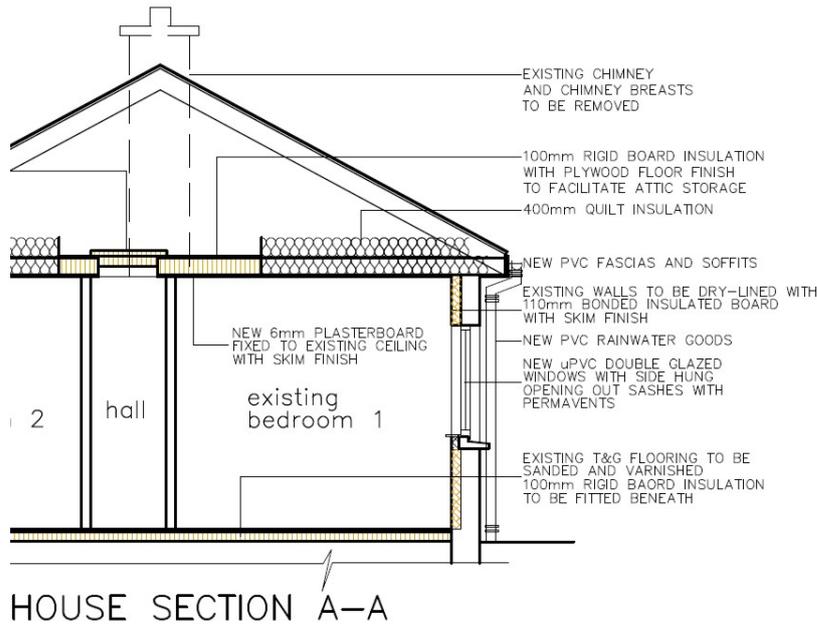


Investigate damp spots adjacent to kitchen door internally, remove all damaged timberwork, and plasterwork, repair and make good.

4. Increase thermal insulation in attic areas to minimum of 300mm quilt insulation.

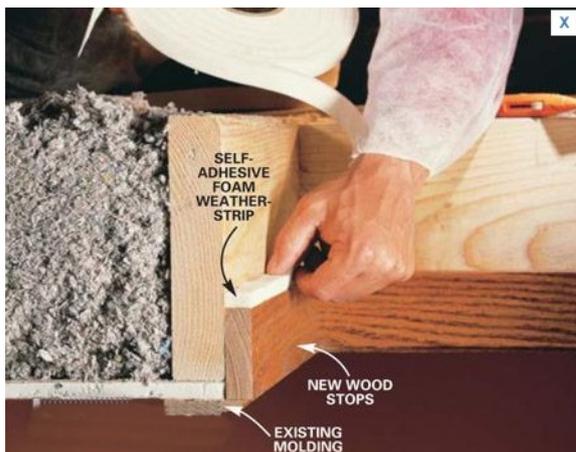


Increase your **attic insulation** as much as possible. As the adjacent advert suggests there are great savings to be made with the appropriate amount of insulation. Attic insulation is relatively easy to install, just make sure you are properly dressed in a protective suit with gloves, hat and facemask to prevent direct contact with the insulation. Also ensure that you do not close off ventilation from the eaves of your house – your attic needs ventilation too!



If you want **hard standing areas** in your attic to physically put boxes etc. down on, consider using rigid board insulation between the joists in these areas instead of quilt insulation, and a small strip of rigid board insulation above them to avoid cold bridging. Finish the hard standing areas with 18mm plywood or Oriented Strand-Board(OSB) This ensures that you are still **insulating your attic to a good standard**, and getting your storage areas too.

5. Draught seal, and thermally insulate the attic hatch.



Inserting a draught seal around your attic hatch will go some way to preventing all that expensive warm air escaping into your attic and costing you money.



Fixing thermal insulation to your attic hatch will also go a long way to retaining all that expensive warm air escaping into your attic and costing you money.

6. Fit new, thermally insulated hot water cylinder.



Your hot water cylinder is technically the largest radiator in your house. Installing a modern insulated unit will retain hot water for days after it has been heated, giving you excellent savings on your fuel bill.

7. Fit hot water cylinder with thermostatic controls.



Fitting **thermostatic control** to your hot water cylinder increases the efficiency of your heating system, thereby saving you money.

Technically your hot water cylinder is the largest radiator in your house, and is typically heated to 65-70 degrees as part of your heating system. Putting your hands into water for a prolonged time at 65-70 degrees could give you third degree burns. Being able to reduce this temperature to 45 degrees allows you to have hot water at a safe temperature without constantly having to use mixer taps to compensate to make the water comfortable. Reducing the cylinder temperature by 20 degrees saves you money!

8. Thermally insulate cold water tank.



Insulated Attic cold water storage tank –

The tank is wrapped in a waterproof thermal insulation blanket, not dissimilar to a hot water cylinder jacket you might find on the cylinder in your hot press.



Insulated Attic cold water storage tank –
Cutaway image of above tank showing make-up of insulation blanket.

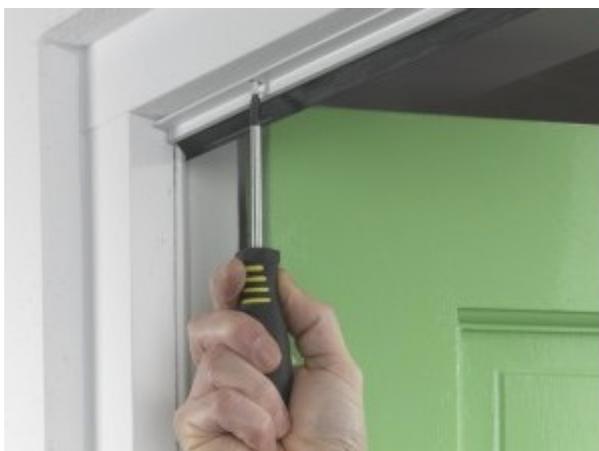
9. Thermally insulate all pipework and jointing in attic areas.



Thermally insulate all attic pipes, doubling up at all junctions.

The junctions are critically important, especially if the piping is a plastic material such as hydrodare, or qualpex and the junctions are metal such as instantor fittings. Plastic and metal expand and contract at different rates. When exposed to extreme cold the plastic piping will be forced out of the metal fittings by ice expansion.

10. All doors and windows be inspected by a suitably qualified window installer to see if all opening sections throughout the house can be re-installed correctly. Have all draught seals throughout repaired/replaced as necessary. **Failing this, installing a complete new set of windows may be necessary.**



If you feel there are excessive draughts adjacent to windows and doors **Draught seal** around all external doors and windows as required. Employ a specialist to investigate your entire house. If possible try and identify the original manufacturer of the windows, and employ them to re-do the seals. (You may find their name in the spacer between the two panes of glass in your double glazing)



Draught Seals come in various shapes and sizes and are specific to locations in your windows and doors

11. Replace existing heating system with new condenser boiler to include new radiators with Thermostatic radiator valves, and/or thermostatic controls to rooms.



Replacing an old heating system with a **new condenser boiler** will reduce your fuel bill and ensure maximum efficiency (typically 92-96% efficient.) The condenser boiler re-cycles exhaust gases back through the boiler, extracting all the heat from them making it very efficient.



Fitting temperature zone control via **room thermostats** too will improve the efficiency of your house. Typically a minimum of two thermostats are fitted to the dwelling. One in the living room, and a second on the landing. By setting these thermostats to a comfortable temperature, you are keeping your heating system running efficiently thereby saving you money.



Fitting temperature zone control via **thermostatic radiator valves** also will improve the efficiency of your house. A thermostatic radiator valve (**TRV**) is fitted to every radiator in the house. By setting these thermostats to a comfortable temperature, you are keeping your heating system running efficiently thereby saving you money.

12. Repair/replace all ceiling/wall finishes on ground floor and make good.
13. Consider thermally insulating all external walls to a modern standard as part of any renovation works.



As part of a larger renovation project, **thermally insulating** the original walls of the house internally would make a major improvement to the overall efficiency and comfort of the home.

Most older houses don't have a cavity in the walls and this example shows a rigid insulated plasterboard being applied to timber grounds fixed (in this case) to the original brick external wall.

14. Replace existing gutters, rainwater pipes, soil vent pipes with modern maintenance free uPVC equivalents as appropriate.
15. Repair timber panelling on front elevation, sand down, paint and make good.
16. Replace doors, skirtings, window boards, architraves and sundry joinery items, throughout, paint and make good.
17. Consider replacing the ground floor fireplaces with freestanding, or recessed stoves to improve energy efficiency, and reduce draughts, or alternatively fit flue closers to the fireplaces to reduce draughts.



Freestanding Stoves allow all the air surrounding the stove to heat up giving maximum return for your fuel. Stoves can come in traditional form such as the Waterford Stanley unit in the photograph, but can also be very contemporary looking (See Jotl stoves as an example) Stove efficiencies can be anything from 60% upwards as against 30% for an open fire.



Inset stoves too are very effective, and can be traditional looking such as the Waterford Stanley unit in the photograph, or more contemporary (see Stovax stoves as an example) Units can be fitted with fan assist, which circulates air around the stove box within the hearth, back out in to the room for maximum effect. Similarly inset Stove efficiencies can be anything from 60% upwards as against 30% for an open fire.



If you still prefer the open fire option, then we suggest using a **Fire-Genie chimney damper**. This product is made from heavy gauge steel, and is inserted in the flue above the open fire. It has three settings, fully open, for maximum draw, half open for fuel efficiency, and closed, when the fire is not in use. Having the Fire-Genie in place stops unwanted draughts in your living room, drawing expensive warm air up your chimney. The three settings are adjustable with a simple removable key. ***A very good short video on YouTube explains fitting and operation.***



Chimney balloons, too are an inexpensive way of temporarily closing off your chimney, and avoiding draughts. The balloon is inserted into the flue deflated, and is inflated with a pump until it completely closes the flue. Having the inflated balloon in place stops unwanted draughts in your living room, drawing expensive warm air up your chimney. The process is simply reversed, and balloon removed when you wish to light a fire.

18. All rooms require ventilation, and room vents should be fitted (where required) to meet appropriate ventilation standards.



All rooms require ventilation, and installing the appropriate **room vents** ensures adequate ventilation. The vent shown in the picture costs typically €20 – 25 and has an internal sleeve, which is cut to the appropriate length, and when fitted in to the wall ensures no air is escaping into internal wall cavities or behind dry-lined insulated walls. Inadequate ventilation may lead to the build up of condensation visible as mould spores and damp on walls. This too can lead to respiratory infections.



If you are considering replacing windows and doors throughout the house, insist on **window trickle vents** being fitted in to the windows as an **alternative to wall vents**. Trickle vents meet your required ventilation compliance, and are generally much more controllable and visually more discreet than wall vents.

19. Re-tile bathroom, and re-fit existing bathroom suite, and make good.
20. Replace existing kitchen.
21. Fit mechanical ventilation to bathroom and kitchen.



Ensure that **mechanical ventilation** is fitted to your bathroom with the extract fan set on a delayed time switch to allow it to run for periods of up to 10 minutes after the bathroom is vacated to ensure maximum extract of moisture laden air.



If you are considering replacing your kitchen, ensure that any cooker hood fitted as part of the upgrade is **mechanically ventilated to the outside**, directly through the wall behind the hood, or alternatively using a flexible hosing to the nearest external wall via ceiling joists or across the top of kitchen units.

- 22. Repaint house internally.
- 23. Replace asbestos roofing to sheds as part of any external renovation works.



Asbestos is a well documented hazardous material, but especially so if it has been broken or damaged. We recommend immediate removal by a **suitably qualified asbestos removal company** that will give the required **removal certification** on completion.

- 24. Components of any renovation work may qualify under the SEI home improvement scheme, including thermal insulation, boilers, solar panels, and central heating control systems, visit www.seai.ie for details and we can detail improvements if so requested under the BER rating scheme.

What grants are available?

Grants are available to eligible applicants for undertaking the following works, in accordance with the requirements contractor Code of Practice Technical Specification.

Energy Efficient Works		Incentive Cash Grant Value*
Insulation	Attic Insulation	€200
	Wall Insulation - Cavity	€250
	Wall Insulation - Internal Dry Lining	
	Apartment (any) OR Mid-terrace House	€900
	Semi-detached or End of Terrace	€1,350
	Detached House	€1,800
	Wall Insulation - External	
	Apartment (any) OR Mid-terrace House	€1,800
	Semi-detached or End of Terrace	€2,700
	Detached House	€3,600
Heating System	Heating Controls with Boiler (Oil or Gas) Upgrade.	€560
	Heating Controls Upgrade only	€400
	Solar Heating	€800
Building Energy Rating (BER)		€50**

*Cash Grants are set value unless expenditure is below the set value, in which case the actual expenditure will be reimbursed.

A **Building Energy Rating (BER) is an integral part of all grant applications under the Better Energy Homes scheme, whereby homeowners must undertake a BER on their home after grant aided works have been completed. A homeowner is entitled to BER funding of €50 once per home. This funding will be applied to your grant application automatically provided you have never applied previously for BER funding. You will be informed during the online grant application process if BER funding is available for your home or as part of your Letter of Grant Offer if you have applied through the post. It is advisable that you apply for and undertake all planned grant aided works at the same time to minimise the costs of multiple BER assessments.

*** From December 8th 2011 internal and external wall insulation grants will no longer be one single amount, but rather be based upon the house type.

25. If you wish to renovate or extend your dwelling, we can provide full architectural, design, specification, tendering, overseeing and certification of your renovation/extension – please go to www.bellassociates.ie or contact us by telephone for further information.

The image shows a website banner for Bell Associates Design & Building Consultants. At the top, a navigation bar lists services: Projects | Design | Planning | certification | measured survey | survey reports | legal mapping | energy | fire | disability | resources | Contact us. The main header features a large green 'B' logo and the text 'Bell Associates Design & Building Consultants' over a background image of architectural plans. A 'planning' label is in the top right. A left sidebar lists services: Projects, Design, Planning, certification, measured survey, survey reports, legal mapping, energy, fire | disability, resources, Contact us. The main content area includes: 'BELL ASSOCIATES are an architectural, planning, design and building consultancy based in Rush in North County Dublin. With over 20 years experience, we can take your building project through design, planning, detailing, construction and certification. We are fully insured with professional indemnity, and public liability insurance. We have a comprehensive range of additional services which include opinions of compliance, certificates of compliance, measured surveys, house surveys, construction snag lists, production of legal maps, energy rating certificates, energy audits, fire certificates and disability certificates.' A 'QUOTE' button is on the left. Contact information: 'Contact us on 01-8430267 for a quotation' and 'To save our details to your smart phone Please scan the bar code on the right' with a QR code. Footer: 'Bell Associates - Design & Building Consultants, Coastguard Road, Rush, Co. Dublin. 01-8430267 | 007-2371984 www.bellassociates.ie'

Other General Comments Continued:

The cost of refurbishment would obviously be dependant upon the standard of refurbishment and fitting out required. It is my opinion that the required expenditure for the required repairs, alterations and upgrading, could be in the region of €30,000 to €50,000 approx.

However this will vary subject to specifications and your requirements and taste in general decoration.

Additional expenditure would also be of benefit. This estimated figure is only issued as a guide and we would strongly suggest that given the current property and development market that you put together a detailed projected plan and shop around for estimates for the required works subject to your needs and requirements.

Note the above costs would not take into account for possible upgrading in the future for high-end kitchen, bathroom suites and sanitary fittings & fixtures etc. as specification on above would vary greatly (general statement)

The Site

(General reference is made and only sigicant defects in boundary fences, walls, paths and drives are reported. Reference to flooding, tree roots and other potential hazards is included where applicable)

The site is bounded by dwellings on both sides.

The front boundary is of block wall construction and is in reasonable condition, with fencing/planting to both sides.

There are block walls to rear garden of property and these too are in reasonable condition.

The front façade faces onto the main road through the estate, and has off road parking.

Limitations:

There are no further limitations other than the limitations as set out in the margins of the report. Should you require further clarification on any of the above please contact this office and we shall assist or advise you on the alterations/existing defects or we can call out to you again and advise on same.

In general the main structure of this property is good and **Structurally Sound** but is requiring repairs and attention as outlined and as expected. It is my opinion that this would be a good property when upgraded and repaired as required subject to clients needs and suitable for investment.

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 February, 2013.



BELL
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PLANNING

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