



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, of minor significance, or in unexposed or inaccessible areas as it is a report on the visible surface only. This report does not check for pyrite, Woodworm/insect related damage or the presence of Japanese Knotwood. It does not check for rodent infestation in difficult to reach/unsafe areas of the building including attic spaces. The report does not refer to floodplain mapping or 1 in 50 or 100 year extreme weather events or recent extreme weather events in reference to flooding liability or regularity. The report does not consult local authority water services drawings to establish if local authority drainage traverses the property which may affect subsequent development of the dwelling. The report does not consult land registry mapping and associated documentation to establish if third party rights of way / wayleave agreements are in place which may affect the dwelling, and/or subsequent development of the dwelling. This report does not check the functionality of fuel effect gas or electric inset fireplaces as part of the inspection. We always recommend that a separate report be conducted on all plumbing and electrical work by a competent registered plumber and electrician. We always recommend replacing all external door locks and obtaining keys for all internal doors, and windows prior to occupation. We would recommend, particularly in older dwellings that a CCTV survey by Dynorod or a similar company is conducted on all drain pipes serving the dwelling.

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.** 56-ps-12

**Name of Client:**

**Address of property inspected:**

**Date of Inspection:** 8<sup>th</sup> January, 2024.

**Weather Conditions:** clear, dry, warm

**Description:**

(a) Type & age of property:

The property is a four bed-roomed, mid-terraced, three storey dwelling.  
The property has a garden to rear, and hard standing / parking to front.

The front of dwelling is bounded by public access path.  
The rear of dwelling is bounded by timber trellis fencing to sides and rear.

The dwelling was built circa early 1990's.

(b) Location

Located in a well-established area, the property is built on a level site from front of boundary to rear of site, and in my opinion not liable to flooding given normal conditions.

(c) Accommodation

(Brief description indicating accommodation available)

The accommodation within the property consists of entrance hall, stairs, w.c., living room and dining room/kitchen. The first floor consists of landing, 3no. bedrooms, bathroom, and hot press accessible off the landing. The second floor consists of 1no. bedroom and bathroom.

## Planning, and additional building history.

There were no obvious alterations or extensions to the dwelling and it appeared to be in its as built original condition.

We would request appropriate planning permissions, and/or opinions/certificates of compliance in relation to these extensions/alterations from the vendor via your solicitor.



Brick/render finish to front elevation in reasonable condition



Render finish to rear elevation in reasonable condition

## STRUCTURE

(Exterior has been inspected from ground level only)

### Chimney Stacks, Flashing & Soakers

(As observed from ground level)

The roof vent tile 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.



Front elevation – vent tile/flashings in reasonable condition

### Roofs – Exterior

(As observed from ground level)

The roof of this property is an A-frame pitched roof, the pitch has been laid to a good fall and runs from front to back of property. The roof has been finished with concrete roof tiles. The fascias and soffits are uPVC, and are in reasonable condition.



uPVC fascias and soffits in reasonable condition



uPVC fascias and soffits in reasonable condition



Roof fabric in 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 uPVC construction and appear in reasonable condition given age. The Rain water pipes and Soil vent pipes too are uPVC, and appear in reasonable condition. Gutters should be cleaned and junction points inspected for leaks and repaired if necessary.



Rain water/soil goods in reasonable condition

### **Roof Spaces**

The roof space is of pitched roof construction.

There is insulation evident fitted between the ceiling joists.

There is sarking felt fitted between the tiles and the rafters.

There is a uPVC cold water storage tank.

The cold-water tank and associated piping have been partially insulated.

We would advise that the roof space is always fully insulated to a basic min. of 300mm quilt insulation in accordance with Part L of the Building Regulations 2016. We would also advise that the cold-water pipes, and storage tank be fully insulated.



Attic photograph – insulation evident



Attic photograph – sarking felt beneath rafters



Attic photograph – cold water tank

### **Attic Access**

The attic is accessible via an un-insulated hatch without draught seals from the landing.

## 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 elevation is a brick/render finish. The rear/gable elevation is a render finish. All finishes are on heavy constructed outer walls, 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.



Brick/render finish to front elevation in reasonable condition



Render finish to rear elevation in reasonable condition

## 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.

**External Joinery including Window and Door Frames.**

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

The windows and doors throughout the dwelling are uPVC double glazed units and are in reasonable condition.

The hall door is a double-glazed timber unit and is in reasonable condition.

We noted slightly stiff handles, to some of the opening sections, and slightly stiff hinging, which may require adjustment and/or repair.

We noted the draught seal around the front door will need to be replaced.



Front windows in reasonable condition



Front doorset in reasonable condition



Rear doorset in reasonable condition



Rear windows in reasonable condition

### **Exterior decoration and paintwork**

(The general condition has only been noted)

External decoration is in reasonable condition given age.

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, finished 2450mm from first floor level, finished with a nap/stipple plaster finish throughout.

The walls have been finished with painted nap plaster/wallpaper finish throughout.

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

We noted very small cracks in plasterwork in locations throughout the dwelling.

These appear to be cosmetic and would be the norm for a dwelling of this age and are relatively easily repaired.





Plaster finishes in reasonable condition

### **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 is a fireplace in the living room which has been fitted with a gas fuel effect fire, which is in reasonable condition. this was working on the day of inspection.



Fireplace in 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 solid concrete floors.

The first floors consist of joisted timber floors.

The second floors consist of joisted timber floors.

These floors have been finished with laminate to hall, living and tiling to kitchen/dining room. There is carpet to stairs and landing. There is carpet to bedrooms and tiling to bathrooms.

All floor finishes are in reasonable condition.

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

We noted slight creaking to floorboards and the stairs. This may be due to loose boards, inadequate bracing between boards, or boarding not replaced correctly due to plumbing or electrical work. Subsequent investigation may reveal this.



Floor finishes in reasonable condition



Floor finishes in reasonable condition

### **Internal Joinery**

(General comments only)

There are fitted units to the kitchen and the bedrooms. The units are in reasonable condition. All Internal doors, door frames, skirting boards, and sundry joinery are in reasonable condition.



Kitchen units in reasonable condition



Bedroom units in reasonable condition

### **Ventilation**

It was noted that there was ventilation in some rooms via wall vents.

There was mechanical ventilation to the kitchen. This was working on the day of inspection.

The mechanical ventilation to the ground floor bathroom was not working on the day of inspection.



Mechanical vent to kitchen

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 (general note)

### **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 in my opinion is in reasonable condition.

At present the property is in reasonable condition and would serve purposes for the medium to long term.



General finishes in reasonable condition.



General finishes in reasonable 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)

### **Electricity**

(Brief comment on visible and accessible areas)

The E.S.B. Meter is located adjacent to the front door.

The M.C.B. fuse board is located in the hall.

We noted a missing/disconnected smoke alarm in the living room.

We noted exposed wires present in the ground floor w.c. bathroom.



M.C.B. fuse board



Fire detector – living room - removed

We would recommend that the electrics 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)

### **Heating System**

The central heating system is a gas fired boiler located in the kitchen/dining room. The boiler is a vokera boiler. This was working on the day of the inspection.



boiler in kitchen unit

We would recommend that a qualified central heating fitter conduct a maintenance report on the heating system as a matter of general safety.

### **Cold Water, Plumbing and Sanitary Fittings**

(General comment only)

Sanitary fittings consist of:

1. 1 internal bathroom at ground floor level comprising 1 no. sink unit, 1 no. W.C.
2. 1 internal bathroom at ensuite first floor level comprising 1 no. sink unit, 1 no. W.C. and 1 no. shower cubicle.
3. 1 internal bathroom at first floor level comprising 1 no. sink unit, 1 no. W.C. and 1 no. bath/shower.

4. 1 internal bathroom at second floor level comprising 1 no. sink unit, 1 no. W.C. and 1 no. shower cubicle.



Ground floor bathroom



Ground floor bathroom



First floor ensuite bathroom



First floor ensuite bathroom



First floor bathroom



First floor bathroom





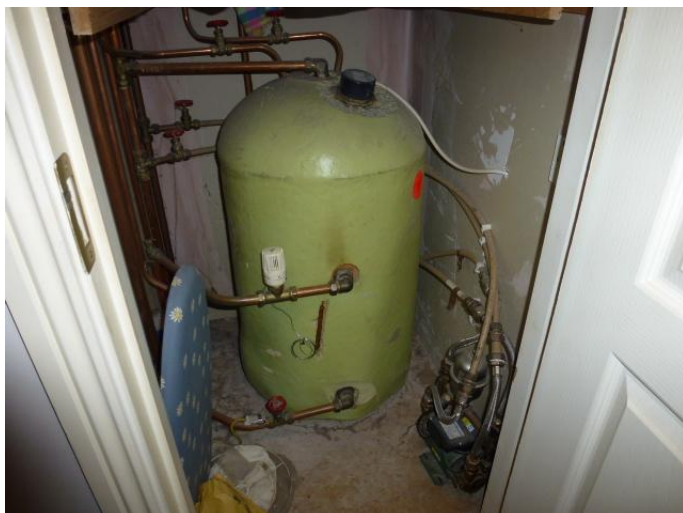
Second floor bathroom



Second floor bathroom

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

The hot press located in a cupboard accessible off the landing contains a factory insulated hot water cylinder with pressurization pump. The pump was working on the day of the inspection.



Hot press



Hot press – pressurisation pump

We always recommend that a plumber conduct a maintenance report on the bathroom, sanitary fittings, hot press, and general plumbing fittings including a pressurisation test throughout the dwelling. (This is a general statement only)

### **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 a Soil Vent Pipe which takes material from the bathroom and kitchen.

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

### **Surface Drainage**

All surface water drainage from gutters runs via rainwater pipes and gulley traps to Surface water Armstrong Junctions. It was not possible to ascertain where the drainage went from this point.

### **Garages and outbuildings**

(General comment only)

There is a timber shed to rear which is in reasonable/poor condition.

We noted some of the timber was damaged and the window was damaged on the day of inspection



Timber shed in reasonable condition.

### **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 reasonable condition, 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, tiles, repair and make good as necessary.
2. Replace all external door locks and obtain keys for all internal doors, and windows prior to occupation.
3. Powerhose all existing fascias and soffits, inspect for any damage, repair and make good.
4. Repair/reinstall missing smoke alarm unit and make good.
5. Repair/relocate exposed wiring present in ground floor w.c. and make good.
6. Repair/replace non-operational mechanical ventilation to ground floor w.c. and make good.
7. Clean moss from timber decking to rear garden and make good.
8. Repair damage to timber shed and make good.
9. Repair any cosmetic cracks to ceilings and walls throughout prior to repainting.
10. Examine all joinery throughout, fill, sand down and repaint any poor jointing, and make good.
11. Upgrade/fit floor finishes to client's requirements.

12. Repaint house internally to client's requirements.
13. Inspect all gutters, rainwater pipes, soil vent pipes. Clean out, repair and make good as necessary. Repair/replace broken sections and make good.
14. Powerhose all external hardstanding areas, paving, footpaths and concrete driveways, and make good.
15. All rooms require ventilation, and room vents/mechanical ventilation 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.

#### 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 **basic** repairs, alterations and upgrading, could be in the region of €5,000 to €10,000 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 above figures are an estimate to bring the property in to reasonable repair. An entire high specification renovation of the dwelling will cost substantially more.**

**The Site**

(General reference is made and only significant 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 similar terraced dwellings.

The front of dwelling is bounded by public access path.

The rear of dwelling is bounded by timber trellis fencing to sides and rear.



Front boundary treatment



Rear/gable boundary treatment

**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 appears **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.)MSCSI/MRICS MCIQB

Dated : 10<sup>th</sup> January, 2024.



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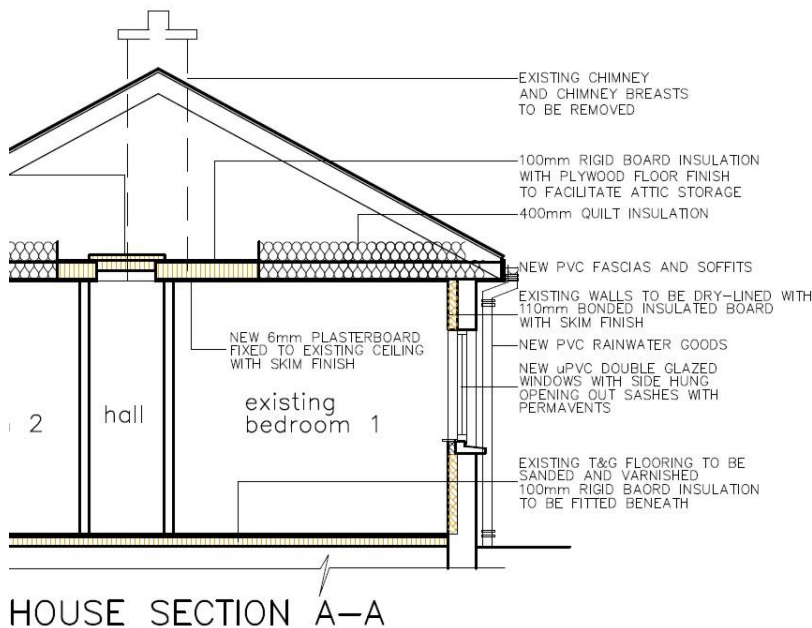
## Energy Improvements

Building energy efficiency in to existing dwellings can reduce heating and electricity bills, and we list some items below which we suggest can improve the efficiency of your dwelling.

- 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.

- Draught seal, and thermally insulate all attic hatches.



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.

- 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.

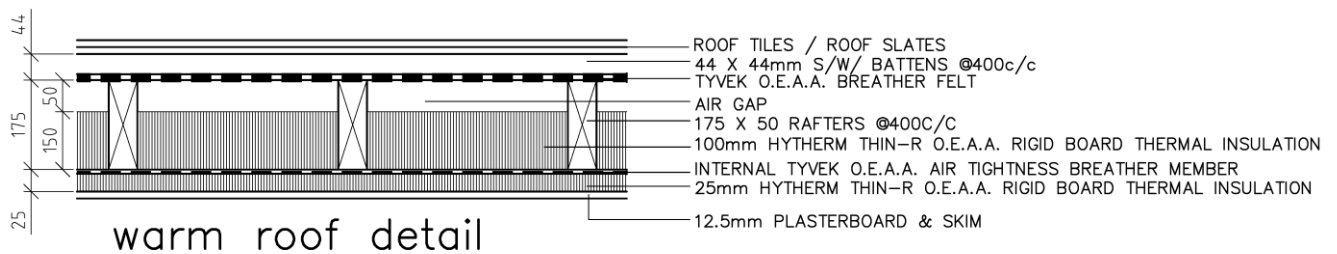
- Thermally insulate all pipework and jointing in attic areas.



**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.

- If you are thinking of using your attic as a habitable space, or creating a warm space for storage, consider using the detail below to adequately insulate the rafters in your attic.  
Ensure that there is a minimum of 50mm(2 inches) left between the insulation and the top of the rafter as the timber members in the roof still have to breathe. Ensure that the air gap extends from the ridge all the way to the eaves on both sides of the roof.



1. 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!

1. If you wish to improve the energy efficiency of your dwelling, consider replacing the existing heating system with a new condenser boiler to include new radiators with Thermostatic radiator valves, and/or thermostatic controls to rooms.  
(For a short YouTube technical video explaining the principle of condenser boilers please click here - [http://youtu.be/6GQ\\_QLaSbMo](http://youtu.be/6GQ_QLaSbMo) or paste the link in to your web browser.



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.

16. Consider replacing the ground floor fireplace 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 guage 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. Click here for A very good short video on YouTube explaining fitting and operation. <http://youtu.be/VrbWy3xIPiY> or alternatively paste the address in to your web browser.



**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.

- Have all existing doors and windows inspected by a suitably qualified window installer and have all draught seals throughout repaired/replaced as 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)

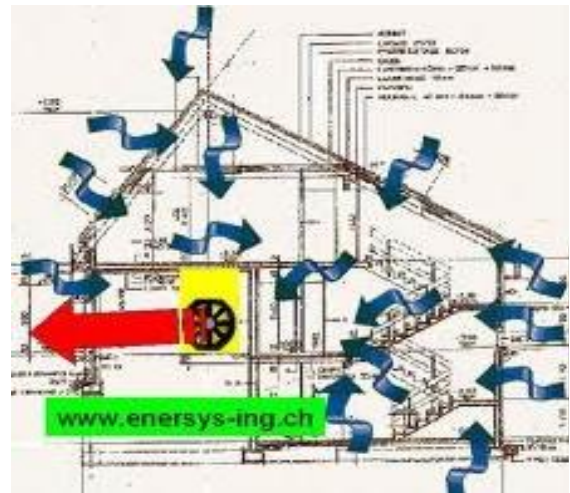


**Draught Seals** come in various shapes and sizes and are specific to locations in your windows and doors

- If you feel that there are excessive draughts in the house and want a detailed analysis of the scale and location of these then we suggest an air pressurisation test, a short video fully explaining the test can be found at <http://www.bellenergy.ie/page10.html> , or alternatively paste the address in to your web browser.



Typical blower door installed in hall door open

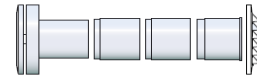
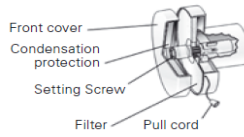


Air suction diagram

- To reduce draughts consider modifying existing air vents in respective rooms throughout the dwelling with a mechanical opening/closing vent fitting such as a Reton TL80-R vent system see [http://iconstruction.ie/uploads/pdfs/Wall\\_Vents\\_Anti\\_Draught.pdf](http://iconstruction.ie/uploads/pdfs/Wall_Vents_Anti_Draught.pdf) for details or paste the address in to your web browser.

### TL80-R

Round wall vent designed to provide a continuous airflow into the building. The vent is supplied with condensation protection and filter. It has three opening and one closed positions, which is easily regulated with or without cord. Also available in sound reduced model.



Product	Description	Wall Opening	Standard Wall Thickness	Ventilation Free Area	Material	Colour Standard
TL80R	TL-R internal part, wall pipe Ø81/85x75mm, External grille 150mm, insect mesh.	Min Ø86mm	310mm additional wall pipes available	4000mm <sup>2</sup>	ABS Plastic (recyclable)	White RAL 9010

- Consider replacing existing incandescent light bulbs and traditional recessed downlighters with energy efficient equivalents to save electricity.



Modern **energy efficient lightbulbs** can be swapped out for your existing incandescent ones, and recently have come down in price, have fast light-up times, and match existing traditional lighting in terms of colour and strength.

- 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](http://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	<b>Attic Insulation</b>	€200
	<b>Wall Insulation - Cavity</b>	€250
	<b>Wall Insulation - Internal Dry Lining</b>	
	Apartment (any) OR Mid- terrace House	€900
	Semi-detached or End of Terrace	€1,350
	Detached House	€1,800
Wall Insulation - External	<b>Wall Insulation - External</b>	
	Apartment (any) OR Mid- terrace House	€1,800
	Semi-detached or End of Terrace	€2,700
	Detached House	€3,600
Heating System	<b>Heating Controls with Boiler (Oil or Gas) Upgrade.</b>	€560
	<b>Heating Controls Upgrade only</b>	€400
	<b>Solar Heating</b>	€800
<b>Building Energy Rating (BER)</b>		€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.

- If you wish to renovate, extend, or have an energy audit performed on your your dwelling, we can provide full architectural, energy, design, specification, tendering, overseeing and certification of your renovation/extension – please go to [www.bellassociates.ie](http://www.bellassociates.ie) or contact us by telephone for further information.

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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.



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