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Olde World Cottage,
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ENGINEER'S SURVEY REPORT

2nd Hand House Survey

Property: -

Client: -

Inspected on: - 7th July 2013

Inspected by: - Conor Furey\Emmet Furey

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GENERAL INFORMATION

A1 Name and Address of Client

A2 Address of Property

A3 Date of Inspection

7th July 2013

A4 Client's Brief

Conor Furey & Associates Ltd. was requested to carry out an Engineers Survey of the above-mentioned property. This survey was required to record the current condition (by visual inspection only) of the property.

A5 Use of the Report

This report is for the use of to record the current condition of the property on

INTRODUCTION

B1 Introduction

The property is located at, Co. Kildare. It consists of a large detached country residence with associated stables and a one bedroom apartment on approximately six acres of land.

B2 Scope of Survey

As stated previously this survey was conducted to record the visual current condition of the property on the day of inspection. Our Client requested us to conduct this survey as a pre-purchase survey in order to report on the general condition of the property. As the property is a second hand property the survey will take into consideration the age of the property when commenting on the standard of paintwork and decorative finishes.

B3 Survey Procedures

The survey took the form of a visual inspection.

B4 Restrictions during Survey

Our inspection of the property was a visual inspection only to those areas accessible to ourselves. These areas are namely as follows:

- *External roof inspection and site details were carried out from ground level only.*
- *Attic space from access to main attic only access was restricted to the small attic in the dressing room beside the master bedroom.*
- *All interior habitable rooms.*

EXTERIOR SURVEY

A Roofs:

Pitched Roof Coverings

Roof tiles are complete. Bedding mortar at the verges of the porch are in need of repair. Proprietary ridge systems are complete. There are no cracked or slipped tiles. The roof covering is free from mortar. The line is even and the gauge is correct.

Chimney Stacks

Flashings are correctly installed, wedged and pointed up. There is evidence of vegetation growing within the chimney stack this must be addressed, see attached photo.

Abutments with Walls:

Flashings are complete and fixed firmly. Flashings have sufficient lap and are wedged and pointed up. The small walls abutting the main house are not properly flashed however, due to the size and location. It is unlikely to have any impact on the property.

Eaves

Ventilation openings or proprietary ventilation units are adequate. Fly screens are fitted over large ventilation openings.

B Walls:

Claddings

Details are correct and complete at openings, at external corners, abutting masonry, at terminations, e.g. top. There were a number of minor expansion cracks evident in the external walls (see attached photos) however they are not structurally significant. There is also a poorly finished extract vent from the cooker extract fan.

C Ancillary Items:

Rainwater Goods

The gutters are in need of cleaning both internally and externally. There is a major deficiency in the manner of the rainwater discharge from the property. There appears to be no surface water drainage in place at all and the rainwater is simply being discharged directly to the ground beside the property. This can cause dampness within the house and more importantly can result in the washing of all fine material from the ground adjacent to the foundations causing potential undermining of the foundations. This issue must be addressed. See attached photos.

Waste Pipes

Access to the waste pipes is limited. The raised deck patio is blocking access to the discharge from the kitchen and all of the remaining waste water seems to be discharging by means of either back inlet gulley traps or through sealed sewer systems. Furthermore there is a major problem with the sewer pipes and general arrangement of the AJ covers. There is blockage in the sewer pipes at the side of the property and the AJ covers are not properly sealed the pipe system. Again this needs to be urgently addressed.

Gulley Traps

Gulley traps are not situated to meet downpipes, see comments relating to the gutters above. Gulley traps are NOT sealed to concrete path and water can escape down both the back and sides of gulley traps. There is a need to provide a concrete path around the property and have all the gulley traps and AJ's sealed to the path. This work should be carried out as part of the overall improvement of the drainage system.

Overflow Pipes

Overflows can be readily seen. Pipes are not too short at low level. Making good is complete around pipes.

Windows and Doors

Window frames are free from chips and splits. Cills and drip moulds are undamaged. Doors are undamaged. Glazing method is correct. Glass is not cracked or scratched. Glass is reasonably clean and free from paint splashes.

General

The overall exterior of the property would benefit from a coat of a proprietary external masonry paint. There are also extensive amounts of ivy on the property and while this may have aesthetic qualities it generally does nothing for the overall structure of the property. Consideration should be given to its removal.

INTERIOR SURVEY

Attic Space:

Masonry wall/roof junctions (Gable wall house only):

Ends of purlins, binders, etc. are not properly set into the gable wall in the main attic. This does not appear to have had any effect on the structure of the roof, however it would be prudent to have this addressed. This will involve packing the end two trusses and strapping them to the uncut block in the gable wall.

The attic over the dressing room has not been braced or strapped to the gable wall. In this case it has caused some limited structural damage to the roof. There is evidence of movement of the roof possibly in high winds and this has resulted in cracking to the interior ceiling. There is urgent need to brace this section of the attic and strap the last two rafters to the gable wall. There is limited access to the attic, however the current access, by means of the crawl way on both sides of the dressing room, should provide sufficient access to carry out this work.

Underfelt/Sarking

Underfelt is complete and undamaged. There are slight sections sagging at the chimney stacks, however this is not significant.

Trussed Rafter Roofs

Bracing and restraint strapping is complete and fixed adequately. Support is adequate. Tags are visible or trusses stamped.

Roof Ventilation

Eaves ventilators are fitted where needed. Ventilation path is not blocked by insulation.

Insulation

While the insulation was installed in accordance with the regulations at the time we would recommend upgrades to the current standards.

Tank and Pipe Insulation

Insulation to tank is NOT complete, this should be addressed.

The water tanks are not supported in accordance with the current regulatory standard, however I could find no consequential impact on the property as a result of this at the time of the inspection.

Access to Roof Space

Access hatch needs to be insulated. It is the correct size and fits the opening.

Roof Spaces

Debris and rubbish has been removed.

INTERIOR GENERAL

Hall, Stairs and Landing:

Ceiling (and walls which are dry lined)

Cornices and corners are even, true and made neatly. Paintwork or decorative finish is acceptable and free from blemishes. There are no damaged areas and joints do not show through.

Walls - Plasterwork

The surface of the plasterwork is to an acceptable standard. Paintwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Window

Frames and window boards are undamaged. Glazing is not cracked or scratched. Window opens and shuts properly.

Doors & Frames

Doors open and shut properly. The main door is only fitted with mortice dead locks and has no self closing latch.

Skirtings, Architraves etc.

Woodwork is undamaged and free from defects.

Floor Finish

All floor tiling and carpet is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Kitchen/Utility

Ceiling

Cornices and corners are even, true and made neatly. There are no damaged areas and joints do not show through.

Walls - Plasterwork

The surface of the plasterwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Windows

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows open and shut properly. Trickle ventilators are in working order.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order.

Skirtings, Architraves, etc

Woodwork is undamaged and free from defects.

Floor Finishes

All floor tiling is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Kitchen Units

Units are not damaged, chipped or stained. Worktops are not scratched or damaged. Doors and drawers open and close properly and doors are hung square to units. The tap to the sink in the island is loose and needs to be repaired.

Wall Tiling

Tiling is complete and undamaged. Grouting is finished neatly and tiles cleaned. Seal between tiling and fittings is complete. Making good around pipes is complete.

Other Finishes

Grilles are fitted over vent openings.

Plumbing

There are no leaks, identified at time of inspection. Pipes are clipped adequately.

Utility

The taps to the sink in the utility area are not working effectively and do not turn off fully. This is resulting in a major loss of water. Furthermore throughout the period of the inspection the water to the cold water tank in the attic was running all the time. This could be due to the tap not closing off properly however it is far more likely that this tap would be fed from the incoming main and should not draw on water from the attic. In any event this needs to be addressed prior to purchase of the property.

The door to the utility from the kitchen is sticking. This is possibly due to the hinges used. These are parliament hinges and they have the effect of

increasing the swing of the door requiring a larger gap between the door and frame.

Play Room:

Ceiling (and walls which are dry lined)

Cornices and corners are even, true and made neatly. There are no damaged areas and joints do not show through

Walls - Plasterwork

The surface of the plasterwork is generally poor and the overall decoration in this room will have to be addressed..

Window

There is no window to this room only a large glazed patio door. There was no key present at the time of the inspection.

Doors & Frames

The double doors into the kitchen and the double doors into the dining room are in need of attention.

Skirtings, Architraves, etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

The floor finish generally in a poor state in comparison with the rest of the property.

Services

Radiator, sockets and lights are all firmly fitted.

Dining Room:

Ceiling (and walls which are dry lined)

Cornices and corners are even, true and made neatly. There are no damaged areas and joints do not show through

Walls - Plasterwork

The surface of the plasterwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Window

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows opens and shut properly however they need to be adjusted to allow the windows remain open as they currently close under their own weight.

Doors & Frames

Doors open and shut properly. Paintwork is complete, including hidden surfaces. The double door into the play room is in need of attention.

Skirtings, Architraves, etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Timber floor is neatly laid and does not show signs of deterioration.

Services

Radiator, sockets and lights are all firmly fitted. There was an additional light switch that did not appear to have a corresponding light. There was evidence of a loose radiator.

Sitting Room:

Ceiling

Cornices and corners are even, true and made neatly. Paintwork or decorative finish is acceptable and free from blemishes. Slight hairline crack present, this is probably due to the size of the ceiling.

Walls - Plasterwork

The surface of the plasterwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Window

Frames and window boards are undamaged. Glazing is free, not cracked or scratched. Windows opens and shut properly however they need to be adjusted to allow the windows remain open as they currently close under their own weight.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order. Key was in door at time of inspection.

Skirtings, Architraves, etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Timber floor is neatly laid and does not show signs of deterioration.

Services

Radiator, sockets and lights are all firmly fitted.

Downstairs W/C:

Ceiling

Cornices and corners are even, true and made neatly. Paintwork or decorative finish is acceptable and free from blemishes. There are no damaged areas and joints do not show through.

Walls

The surface of the plasterwork is to an acceptable standard. Paintwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Window

Frames and window board are undamaged. Glazing is not cracked or scratched. Window opens and shuts properly.

Door & Frame

Door opens and shuts properly. Paintwork is free from blemishes. Door is not warped or twisted. There is an even gap between door and frame.

Ironmongery

Ironmongery is complete and in working order.

Skirtings, Architraves

Woodwork is undamaged and free from defects.

Floor Finishes

All floor tiling is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Sanitary Fittings

Sanitary ware is undamaged, working satisfactorily and securely fixed. The pipe linking the upper cistern and the toilet bowl has no additional support; this issue may need to be addressed. Taps are in working order. Fittings are clean. W.C. flushes properly. Junctions with walls are watertight.

Master Bedroom:

Ceilings

Cornices and corners are even, true and made neatly. There was a slight stain to the ceiling and evidence of a hairline crack.

Walls

The surface of the plasterwork is to an acceptable standard.

Windows

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows open and shut properly.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Skirtings, Architraves etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Ensuite:

Note:

The master bedroom shares the ensuite as a Jack and Jill with the small bedroom located in the mid rear of the house.

Ceilings

Cornices and corners are even, true and made neatly. Slight hairline crack present.

Walls

Wall tiling is to an acceptable standard.

Door & Frame

Door opens and shuts properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order. Key was in door at time of inspection.

Skirtings, Architraves

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Sanitary Fittings

Sanitary ware is undamaged, working satisfactorily and securely fixed. Taps are in working order. Fittings are clean. W.C. flushes properly. No plug was present for the bath.

WIWR

There was a crack between the ceiling and the wall in the walk in wardrobe this appears to be a structural crack caused by the absence of bracing to this section of the roof. There is a possibility that the construction of the attic walk in wardrobe was an afterthought and the bracing was omitted accidentally.

Bedroom Two Mid Rear :

Note:

The ensuite for this bedroom is the same as the master bedroom.

Ceilings

Cornices and corners are even, true and made neatly. Paintwork or decorative finish is acceptable and free from blemishes. There was a slight hairline crack present.

Walls

The surface of the plasterwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Windows

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows open and shut properly.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order. Key was in door a time of inspection.

Ventilation

There was no permanent ventilator is installed as required.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Bedroom Three Rear Left:

Ceilings

Cornices and corners are even, true and made neatly. Paintwork or decorative finish is acceptable and free from blemishes. There is a slight hairline crack present.

Walls

The surface of the plasterwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Windows

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows open and shut properly.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order. Key was in door at time of inspection.

Skirtings, Architraves etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Ensuite:

Note:

This bedroom shares the ensuite as a Jack and Jill with the front left bedroom.

Ceilings

Cornices and corners are even, true and made neatly. Slight hairline crack present.

Walls

Wall tiling is to an acceptable standard.

Door & Frame

Door opens and shuts properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order. Key was in door at time of inspection.

Skirtings, Architraves

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Sanitary Fittings

Sanitary ware is undamaged, working satisfactorily and securely fixed. Taps are in working order. Fittings are clean. W.C. flushes properly. Junctions with walls are watertight.

Bedroom Four Front left bedroom:

Ceilings

Cornices and corners are even, true and made neatly. Paintwork or decorative finish is acceptable and free from blemishes. The main ceiling light is hanging from the ceiling by the electrical cable and needs to be repaired.

Walls

The surface of the plasterwork is to an acceptable standard. Junctions, corners, reveals and margins are all even and true.

Windows

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows open and shut properly.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order. Key was not in door at time of inspection.

Skirtings, Architraves etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

The floor was finished to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Ensuite:

As at bedroom 3.

Bedroom 5 Front Right

Ceilings

Cornices and corners are even, true and made neatly.

Walls

The surface of the plasterwork is to an acceptable standard.

Windows

Frames and window boards are undamaged. Glazing is not cracked or scratched. Windows open and shut properly.

Doors & Frames

Doors open and shut properly. Doors are not warped or twisted. There is an even gap between doors and frame.

Skirtings, Architraves etc

Woodwork is undamaged and free from defects.

Ventilation

Permanent ventilator is installed as required.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Ensuite:

Ceilings

Cornices and corners are even, true and made neatly.

Walls

Wall tiling is to an acceptable standard.

Door & Frame

Door opens and shuts properly. Doors are not warped or twisted.
There is an even gap between doors and frame.

Ironmongery

Ironmongery is complete and in working order.

Skirtings, Architraves

Woodwork is undamaged and free from defects.

Floor Finishes

Floor finish is complete to an acceptable standard.

Services

Radiator, sockets and lights are all firmly fitted.

Sanitary Fittings

Sanitary ware is undamaged, working satisfactorily and securely fixed.
Taps are in working order. Fittings are clean. W.C. flushes properly.

Bathroom:

There is no separate bathroom in the property as each bedroom has access to an ensuite.

General:

Fireplaces

Fire surround is clean and undamaged; debris and rubbish have been removed. The throating is clear. We would recommend having the chimney cleaned on taken possession.

Staircases

Balustrading, newels, handrails are all complete. The balustrade is loose at the bottom of the stairs and will need to be adjusted. Finish to staircase joinery, etc. is clean and undamaged. Staircase steps have even rise and going.

SERVICES / OTHER SITE DETAILS

Heating Systems:

The heating system is an oil fired system located in one of the six stables associated with the house. We can make no comments as to its effectiveness and efficiency. We would recommend having the system serviced and checked by a registered maintenance firm on taking over this property. The oil tank is located on a designated stand to the rear of the stable block and the stand also has a tank for road diesel.

Drainage

As already discussed there are problems with the overall drainage that needs to be addressed. The property is serviced by means of a proprietary waste treatment system. We will need to get the records of the maintenance of the system and the name of the recommended service provider.

Smoke Detectors

Detectors are installed however they are the battery operated type only and do not have a mains supply.

Boundary Walls & Fences:

While the boundary fences are well defined we will need to check the land registry maps with the boundaries on the ground.

Apartment.

The property has a one bedroom apartment on the grounds. We understand that while the overall structure has planning permission there is no planning permission for the use as an apartment. It is most likely that the structure was originally a double garage and was converted later. We will have to check to make sure that there are no enforcement procedures regarding this structure.

The apartment is in general good order and very well decorated and finished. It is heated electrically and this would make it an expensive method for heating. However due to its overall size this may not be an issue. There also does not appear to be a separate electrical meter to identify the amount of electricity being used.

The fire escape arrangement from the main living room /kitchen does not appear to meet the current regulatory standard as there is no alternative means of escape.

The light in the hallway needs to be replaced as it interferes with the door to the W/C and shower.

CONCLUSIONS AND RECOMMENDATIONS

D1 General Discussion. *(See details in report)*

D2 Intended use of Property-Structural Issues.

The structural issues raised are generally associated with the roof and resolving the drainage before it becomes a problem.

D3 Intended use of Property-Fire Prevention Issues.

The only issues raised in the report are that of the battery operated smoke alarm and the lack of alternative means of escape from the apartment.

D4 Intended use of Property-Sundry Issues. *(N/A)*

D5 Conclusions & Recommendations.

The main areas of concern raised in this report are as follows:

1. Cleaning of all vegetation growth from the gutters and chimney.
2. Roof structure, particularly the annex containing the walk in wardrobe.
3. Drainage both foul and surface.
4. Insulation of the water tanks
5. General plumbing issues and resolving the constant flow of water from the cold water tank.
6. General external decoration issues.

Note.

While the survey was carried out in as much detail as was possible without undergoing any destructive tests it must be pointed out that work covered up including foundations and wallplates were not inspected. The survey did not enable us to reach any conclusion regarding the presence of dry rot, wet rot, woodworm and/or beetle infestation therefore no responsibility will be accepted for such. Furthermore there is also the possibility of the non-apparent presence of the above defects.

D6 Signature.

Signed:

Print Name: Conor Furey

Qualifications: B.E. C.Eng M.I.E.I.

Date: 7th July 2013

**CONOR FUREY & ASSOCIATES LTD.
CONSULTING ENGINEERS.**

E APPENDIX A – PHOTOGRAPHS



Photo 1: Showing bedding mortar missing from eaves of porch.



Photo 2: Showing vegetation in chimney.



Photo 3: Showing poor finish to extract vent from kitchen.



Photo 4: Showing expansion crack to wall.



Photo 5: Showing no surface water gully trap.



Photo 6: Showing down pipe with no identifiable means of discharging the surface water.



Photo 7: Showing the blocked foul sewer.



Photo 8: Showing the water tank uninsulated.



Photo 9: Showing the crack at the ceiling of the walk in wardrobe.



Photo 10: Showing the crack at the ceiling of the walk in wardrobe.