

# DCM DEVELOPMENTS

## DESIGN, CONSTRUCTION & MANAGEMENT

Unit 1, Ardenhue Farm, Bennekerry, Co. Carlow.

### **CONDITION REPORT**

**Job No:** 16/0388

**Date of Inspection:** 29<sup>th</sup> July 2016.

**Address of Property:** No. 103 Ranelagh Village, Ranelagh, Dublin 6.

**Client/s Name and Address:** Ann McDonald.

**Occupied / Unoccupied:** Property was occupied.

**Property Type & Age:** A mid-terraced 2 storey commercial building built circa in the 1800's.

#### **Type of Inspection:**

We were appointed and instructed by our Client, Ann McDonald, to prepare a condition report for a property at No. 103 Ranelagh Village, Ranelagh, Dublin 6.

At the time of our inspection it was cloudy with intermittent sunny spells and the property was occupied and furnished with the walls and floors covered.

The inspection carried out was a superficial walk through examination only and nothing was opened up for detailed examination and does not take into account dimensional survey, structural calculations or damp meter readings. Therefore, the report is based on visible surfaces only and the conditions under which the inspection was made did not enable us to reach any conclusion respecting the presence or absence of dry rot, wet rot, wood worm or beetle infestation, and we do not accept responsibility for such, and draw your attention to the possibility of non-apparent existence of the defects referred to above. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Please note that while there may be intermittent references to the Building Regulations and Technical Guidance Documents, this is not a Building Regulations check. Neither does the report take into account whether or not the property is in compliance with Planning Permission.

This is not a snag list, and does not cover minor snag items.

This report is provided for use by the Client named above (Ann McDonald) only and shall not be relied on by any third party.

**General Description of the Property:**

The property is a mid-terraced 2 storey commercial property. External walls are typically solid brick wall construction plastered internally with external render only on part of the rear elevation. The main section of the property has a duo pitched roof covered with slates with a central valley gutter and a concealed valley gutter against the front parapet wall. The rear section of the property has a pitched roof covered with slates for the main with a small single storey section that has a lean-to roof covered also with slates. Windows are a mixture of timber sash in the main part of the property and modern uPVC framed and double glazed in the rear sections, timber fascia, uPVC rainwater guttering and downpipes in the rear sections of the property. There are granite steps to the front door and paving bricks along the front elevation. There are concrete footpaths to the side and rear of the rear section of the property.



**Figure 1: Front elevation of the property.**



**Figure 2: Part rear elevation of the property.**



**Figure 3: Part rear elevation of the property.**



**Figure 4: Part rear elevation of the property.**

**Accommodation:**

Ground Floor:

Entrance Hall, Reception/Office No. 1, Inner Hall, Reception/Office No. 2, Kitchen, Canteen and WC.

First Floor:

Office No. 3, Office No. 4, Office No. 5 and Bathroom.

**Observations and Recommendations:**

- The duo pitched main roof, pitched rear roof and lean-to rear roof are all covered with slates.
- Timber fascia and uPVC rainwater guttering and downpipes to the rear sections of the property.
- The downpipes to the rear of the property do not discharge directly to a gully but instead discharge onto the concrete footpath.
- Concrete footpaths to the side and rear of the rear section of the property.
- Rear garden is surrounded with exposed brickwork and plastered blockwork boundary walls.
- Granite steps to the front door with brick paving slabs in the front yard all along the front elevation.
- Front boundary is formed with a low upstand wall with metal railing on top and pedestrian gate.
- The property is wired for and has an alarm fitted.
- There are two relatively modern fuse boards in the property (ground and first floor level) but the wiring should be checked by a qualified electrician prior to purchasing.
- There is a relatively new gas boiler installed in the kitchen but the overall plumbing looks old and should be checked by a qualified plumber prior to purchasing. The boiler has a flue through the rear external wall to the outside. The kitchen has a background vent which was installed next to the gas boiler.
- The ground floor in the front main part of the property is a suspended timber floor which requires it to be ventilated underneath. There are vents present on the front and rear elevations serving this void and they should be checked to ensure that they are not blocked up.
- The three chimneys are currently blocked up at all levels.
- It seems that the front two chimneys in the main part of the property do not extend above the roof line as they cannot be seen from street level as per the chimneys in the adjacent properties. It would be advisable to establish when and why the chimneys were taken down below the roof line.
- There is a large opening between offices no. 1 and 2 in the main section of the property. This opening should have a steel beam overhead installed to form same. Is there a Certificate of Compliance with Building Regulations for these modification works and the design of the steel beam?
- There is a small step down into the rear section of the property.
- There has been some plastering over/infilling of opes in the rear external wall of the kitchen and WC.
- There seems to have been some repair work and/or re-pointing of the bricks on the side wall of the rear section of the property around the kitchen window.
- There are some ground floor timber floor boards that are moving/deflecting under foot around the base of the stairs.



- There is a small step up on the first floor landing between the main part of the property and the rear section of the property.
- There are some first floor timber floor boards that are moving/deflecting under foot in the open plan office areas.
- The first floor office in the rear section of the property was locked and inaccessible at the time of the inspection.
- The attic spaces were inaccessible at the time of the inspection.
- There are no back ground vents in the property for the main. These should be installed where required to meet current Building Regulations.
- There are no mechanical vents in the kitchen, bathroom and WC. These should be installed where required to meet current Building Regulations.
- The external walls seem to be solid brick walls plastered internally. The presence of any insulation could not be determined. These external walls would need to be dry-lined internally to bring the u-value of the walls up to meet current Building Regulations.
- It would be advisable to allow for the installation of additional insulation in the attic to increase the overall thickness to minimum 300mm thick to bring the overall u-value of same up to meet current Building Regulations.
- There are hairline cracks in the ceilings at first floor level in the main part of the building.
- The property is not wheelchair accessible.

### **Overview of Property:**

- The structure of the property on the whole is in good condition.
- There are issues with inadequate insulation and cold-bridging, as outlined above, that would need to be addressed to meet current standards.
- The existing wiring and plumbing would need to be inspected by suitably qualified people to ascertain if they meet current standards.
- There are numerous valley gutters on the roof and where the adjacent property butts up against the property. These valley gutters need regular cleaning and maintenance to prevent water ingress into the building in times of heavy rainfall events. It would be advisable to get a suitably qualified roofing specialist to inspect same prior to purchasing the property.
- In terms of extending, converting and/or renovating the property in the future:
  - The current roofs pitch would not allow for the attic area to be converted into a habitable space in accordance with Building Regulations and subject to planning approval.
  - The overall site is small in relation to the size of the property which does not allow the possibility of extending the property out into the rear of the site.
  - Most of the internal walls at both ground and first floor level are solid brick walls but not all of them are load bearing. This means that all of the non load bearing brick walls can be removed without affecting the overall structural integrity of the property. If a load bearing walls is to be removed then a steel beam will be required in its stead, to be installed just below the ceiling joists level to support same.
  - If you want to convert the property back into a residential property then you will need to address the background vents, mechanical vents and insulation issues highlighted above.
- I would recommend that Certificates of Compliance with both Planning Permission and Building Regulations are obtained for the property as it is currently being used as an office.
- I would recommend that a copy of the Granted Fire Certificate is obtained for the

- property as it is currently being used as an office.
- I would recommend that you seek confirmation that all rates have been paid up to date by the tenant/vendor prior to purchasing the property.

**Conclusion:**

This concludes my report. If there is anything which requires clarification, or if I can be of further assistance, please do not hesitate contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Thomas Cassells".

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**Thomas Cassells B.E. Tech. Dip. C.Eng. MIEI.  
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