

Thorntons CHARTERED SURVEYORS





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Who are we?

Thorntons Chartered Surveyors offer a professional Valuation and Building Surveying Service, advising on a full range of property services.

What is our aim?

Thorntons Chartered Surveyors aim is to take the time, effort and worry out of your requirements, by providing expert assistance in all property related areas of your business.

Our Commitment

Thorntons Chartered Surveyors offer independent, impartial advice, follow strict rules of conduct and have Professional Indemnity Insurance.

Our Standards

The Royal Institution of Chartered Surveyors is the leading organisation of its kind in the world for professionals in property, land, construction and related environmental issues. Society of Chartered Surveyors Ireland represents Chartered Surveyors in the Republic of Ireland.

Thorntons Chartered Surveyors maintain the very highest standards in everything we do.

RICS and Society of Chartered Surveyors Ireland qualifications are only awarded to individuals who meet the most rigorous requirements for both education and experience.

RICS is the mark of property professionalism worldwide and means peace of mind for you.

Who can we help?

Whether a financial or corporate client, private investor or an individual seeking excellence in advice, Thorntons Chartered Surveyors provide a full range of services of the highest standard.

Our Team

Thorntons Chartered Surveyors has a staff of the highest calibre, including Chartered General Practice and Chartered Building Surveyors.

Where will you find us?

We cover all of Ireland, with our head office located in Damastown Dublin 15, and our southern office located in Limerick. And as a part of the Thornton Group, we have offices countrywide to assist with whatever service it is that you may need.





Other Building Surveying Services

Planning, Design and Contract Administration - *New Build, Alteration and Refurbishment Works*

A wide range of services in this area includes Preparation of Drawings, Specification or Schedule of Works, the administration of Building Contracts for alteration, refurbishment and extensions to both residential and commercial properties, provision of Certificates of Compliance, for Planning and Building Regulation as well as including reinstatement of damaged buildings.

Project/Development Monitoring – *for financial institutions*

The Project Monitors role is to undertake a review or appraisal to ascertain the nature of the proposed development and outline the risks associated with it to the client. The Project Monitors will initially undertake an appraisal/audit to establish an understanding of the project and identify those risks that are of relevance and produce an Initial Audit Report. During the development process itself, the Project Monitor will monitor progress and drawdown requests.

Snag/Defect Lists

Outstanding work or defects that the developer/builder needs to attend to prior to completion or handover of new commercial properties for owner/occupiers.

Includes the inspection of New Homes on behalf of the purchaser and communal areas of apartment complexes for Management Companies to produce a list of Snags/Defects.

Fire Safety Certificate Applications/Fire Safety Reports/Advice

We can provide full drawings and Technical Report for Fire Safety Certificate applications.

Confined Spaces Inspection

This is the inspection and survey of confined spaces (underground reservoirs, culverts, tunnels etc) in accordance with Health and Safety Regulations, by our specifically trained surveyors.

Conservation

Thorntons Chartered Surveyors offers professional advice in relation to Conservation of Protected and Historic Buildings Society of Chartered Surveyors Ireland/Dublin Civic Trust – by our approved Surveyor.

Projection Cost Surveys and Maintenance Programme

These are undertaken where property owners require maintenance reports and plans or programmes for future cost of maintenance to buildings within their property portfolio.

Defect Analysis and Maintenance Requirements

Inspection of residential/commercial property, to diagnose defects and advice on the necessary remedial works.

Statutory Advice

Thorntons Chartered Surveyors offer professional advice on Planning, Building and fire regulations.

Boundary Disputes

Building Energy Rating

BER Certificates, on new and existing buildings.

Disability Access Certificates (DAC)

General Building Surveying Advice and Property Management



Commercial and Residential

Building Surveying Division

The Building Surveying Division offers a full range of building surveying services on both residential and commercial property.

Building Inspection Reports

A pre-purchase survey, commenting on the general condition and state of repair to residential property, reporting on any urgent or significant defects.

Building Surveys

(formerly known as Structural Surveys)

Building Surveys are prepared on residential and commercial properties including, offices, shops, and industrial units and provides a full and clear picture of the building's construction and condition. The report includes extensive technical information on construction and materials as well as details of a whole range of defects major and minor.

Schedules of Dilapidation / Condition

Schedules of Dilapidation are prepared on behalf of either the Landlord or Tenant for commercial leasehold property where there is an obligation placed on either the Landlord or Tenant to maintain and repair the property. A Schedule of Dilapidation details any breaches of such obligations. Schedules of Condition are also prepared on behalf of Tenants taking a lease on commercial property at the commencement of the lease in order that a record of the condition of the property is noted so that any future dilapidation claim can be limited to any disrepair during the course of the lease and not before.

Pre- Works Schedules of Condition

Pre-Works Schedules of Condition detail the general condition and any cracking to properties prior to any major adjacent construction work including demolition, drainage works or pipeline construction of by-passes / road widening schemes and tunnelling works.

Measured Building Surveys

The measured building survey kit, consisting a handheld laser based measuring device coupled via bluetooth to a laptop with a computer aided design software. It draws up floor plans as it surveys them. It is not only the most accurate and fast way of surveying buildings, but is also the most cost effective, for our clients. A total station is used as required, for initial set up, and to assist in preparing elevations.

Fire Reinstatement Valuations/ Building Reinstatement Cost Assessments

This entails inspection and preparation of Insurance Valuations on residential and commercial properties.



Commercial and Residential

The Valuation Division

Thorntons Chartered Surveyors provide Valuation Services for lending institutions and private clients on both residential and commercial properties.

Asset or Insurance Valuations on all types of property including buildings, land, plant and machinery and equipment are also services we provide.

Our expert reports are designed for any number of applications, including:-

- Financial Accounts
- Purchase, leasing, Sale or Disposal
- Capital Taxation and Finance Act Requirements,
- Liquidations, Receiverships and Mergers.

Thorntons Chartered Surveyors undertake Valuations on Commercial and Residential properties for a wide array of clients, including most major financial institutions, semi-state bodies, local authorities, multi-national companies, developers and other private companies and clients.

Further services our experts provide include:-

- **Rent Reviews**

We act on behalf of either the Landlord or the Tenant in regard to Rent Reviews, and have regularly given expert advice at the Rent Tribunal, Arbitration hearing and in Court.

- **Insurance Valuations on Buildings, Plant and Machinery**

- **Compulsory Purchase**

We have acted for Local Authorities and Private Property Owners in Compulsory Purchase Order work. We have recently acted for a number of Local Authorities in connection with Compulsory Purchase Orders for major schemes.

- **Property Management**

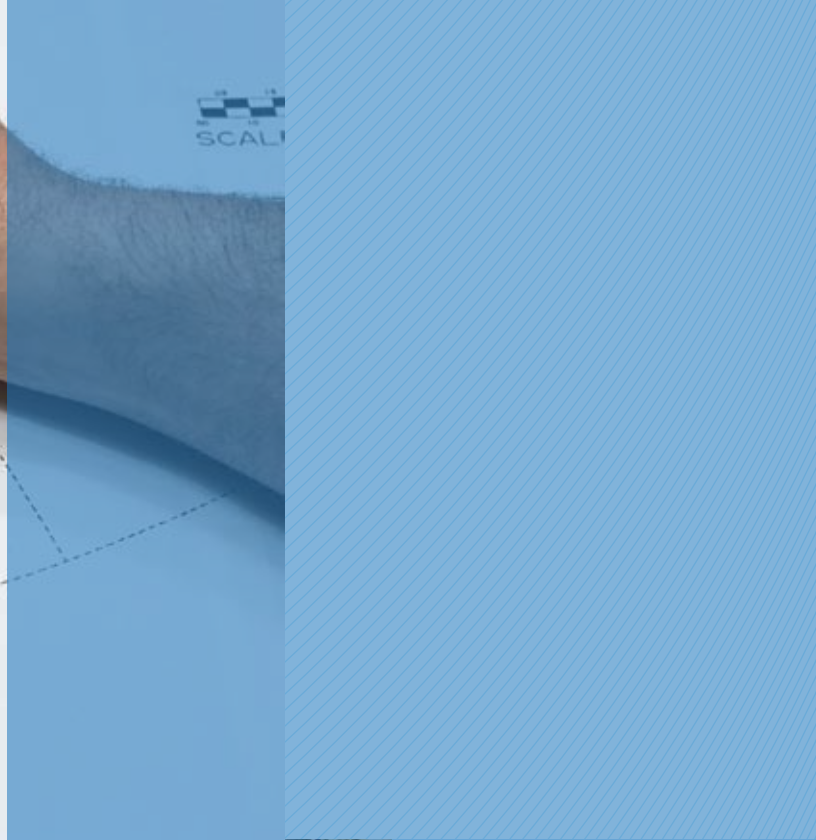
Thorntons Chartered Surveyors have been long established as Property Managers for institutional and private clients. We offer a full service including:

- Letting
- Collection of Rents
- Management and Maintenance.

- **Estate Agency**

We provide full services for the following:

- Buying, Selling or Leasing Buildings or Land,
- Rent Reviews and Rating Appeals,
- Court Cases and Arbitration Hearings,
- Property Investment



Thorntons

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