



Thorntons

CHARTERED SURVEYORS



Building Inspection Report

75 Barry Road, Dublin 21.



PROJECT PREFACE

Clients Name: Mr B Lenihan.

Client Address: 16 Zoe Hill,
Fleming Road,
Dublin 25.

Address of property inspected: 75 Barry Road,
Dublin 21.

Date and time of inspection: 13th July 2009
Start time: 11.30am
Finish time: 1.30pm

Prepared at: Thorntons Chartered Surveyors
4A Techport
Coolmine Business Park
Blanchardstown
Dublin 15

Document prepared by: A Surveyor ASCS MRICS

Job Reference 000/xx/xxx

VIEW OF FRONT ELEVATION



Example photograph - for illustration purposes only.

SAM

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SAMPLE

1.0 THE PROPERTY

1.1 Type and age

The property is a two storey traditional mid-terraced house built around 1950s.

The house has been extended to the rear. The date of the extension is not known, but appears quite recent. The rear extension is likely to be exempt from planning due to its size. Certificates of Compliance with Planning/Exemption along with compliance with Building Bye-laws/Building Regulations should be obtained from the vendor.

Relevant photographs (if necessary) have been included at the rear of this report.

1.2 Accommodation

Ground floor:
Entrance hallway,
Living room,
Dining room
Kitchen/utility,

First floor:
Bathroom,
Landing,
3 no. bedrooms.

1.3 Outbuildings and Parking

There is no garage with this property.

Both on and off-street parking is available. Space is limited and parking may be a problem from time to time.

It is assumed that Planning Permission has been obtained for the off street parking. Enquiries should be made by your solicitor.

The property has a front garden which is open plan with a drive.

The property has a rear private garden.

1.4 Location and Orientation

The property is a predominantly residential area. There is a wide range of shops and other services in Barrytown.

Public transport is available in the immediate locality.

The immediate neighbourhood contains a number of rented properties.

The front of the building faces approximately north east and all directions in this report are given as if viewing the property from the front. The main entrance is on the front of the property.

2.0 CIRCUMSTANCES OF THE INSPECTION

See Appendix 1- Limitations Applying to our professional Service, previously sent out with our Confirmation of Instruction Letter.

2.1 Weather

At the time of our inspection it was mainly dry with intermittent light showers and this was preceded by a period of changeable weather. There were heavy rain showers in the days preceding our inspection of the property.

2.2 Limitations

The property was occupied and furnished with fully fitted floor coverings in all rooms except for the front left hand bedroom and living room.

The stored items in the understairs cupboard limited our investigation.

The roof space over the extension could not be inspected as there was no access hatch.

SAMPLE

3.0 THE BUILDING EXTERIOR

3.1 Roof Construction and Coverings Main roof.

The main roof is formed with conventional timber rafters and purlins, supporting the coverings.

The main roof structure appears satisfactory but it has sagged slightly. Some localised strengthening should be carried out in the near future. There is evidence of some sagging between the ridge and eaves to both the front and rear slopes. The purlins need more support to stop any further deflection.

The roof tiles on the main roof are in fair condition but some repairs are needed. Several tiles on the rear roof slope are broken and should be replaced. One of the cracked/broken tiles has a felt patch or metal flashing repair over part of the crack although the lower part of the crack is visible/not protected. There is a risk of water penetration. There are at least two further other tiles that appear cracked. There is some general debris, moss, algae etc to the roof tiles which may conceal other cracked or damaged tiles. It may be difficult due to the age of the property to obtain matching replacement tiles.

Part of the roof at low level is covered by ivy on the front main wall. This ideally should be cut back and removed.

The main roof has been lined with sarking felt which appears in satisfactory condition where visible.

Other roofs.

The rear extension roof comprises a single or mono-pitched roof covered with concrete profile interlocking tiles. The roof slope incorporates 3 no. roof lights.

The slope of the roof over the extension is too shallow for the type of tiles used and under severe weather conditions, the roof is likely to leak. It should either be re-formed to a steeper slope, or re-covered with a more suitable material. We did not note any signs of any current water ingress although the underside of the ceiling is boarded with timber cladding.

There is no access to inspect the roof structure of the rear extension and we are therefore unable to comment on its construction or condition.

Roof flashings (weatherproofing strips).

The lead flashing at the junction of the extension roof and main wall has cracked and is inadequate and will have a limited life and should be repaired.

3.2 Chimney stacks and flues

The concrete block stone dashed chimney stack appears in satisfactory structural order.

The chimney stack is shared with the adjoining left hand property. It is unclear as to which chimney pots serve which property.

There is some damage noted to oversailing/top capping and some repairs are required.

The two rear chimney pots are cracked and probably loose and should be replaced. This damage appears to be as a result of vegetation growth noted to the top of the stack which should be removed. It is likely that relaunching of part of the chimney stack will be required, where the pots are held in place.

Chimney flashings (weatherproofing strips).

Where visible, the flashings appear in satisfactory condition.

3.3 Rainwater gutters and downpipes

The plastic and metal rainwater fittings require some maintenance and repair.

There is a number of leaking gutter joints to the front. There is further leakage and evidence of corrosion noted to the metal gutters to the rear, particularly the joints. All guttering to the main building requires overhaul and repair to seal all leaking and defective joints, prior to re-coating.

The plastic gutters and downpipes to the rear extension appear in fair order.

3.4 Main walls

The external walls are of traditional cavity concrete blockwork construction (varying in thickness from 260 mm to 290 mm) with rendered and stone dashed elevations.

The rear extension is constructed in 300 mm thick rendered masonry.

The main walls appear in reasonable structural condition for their age.

The render finishes are in satisfactory condition where visible and free from any significant defects.

We did not note any evidence of any significant movement between the rear elevation and the rear extension.

3.5 External joinery and glazing

The property is fitted with a mixture of timber, plastic and aluminium single glazed/double glazed windows and doors.

Generally, these are in fair condition but a small number of windows need some repair and making good. There are a number of handles to the windows that are loose and require repair. In addition there are a number of double glazed units that are cracked particularly to the rear bedroom and these require replacement.

The double glazing appears in acceptable condition with no significant defects. It should be noted, however, that double glazing can vary in quality, particularly in respect of the seals around the edges of the glass. Whilst no such problems were found, these seals tend to deteriorate over time, eventually resulting in misting and the need for repair or replacement.

The external roof timbers are in satisfactory condition.

3.6 External decoration

The external decorations are in fair condition. However, beginning to deteriorate and will need renewing in the next few years.

4.0 THE BUILDING INTERIOR

4.1 Roof spaces

The rear extension roof space could not be inspected and we would refer you to the comments we made earlier.

The main roof space was entered through a hatch in the bathroom ceiling.

Some improvements are required to the roof coverings, roof timbers, insulation and ventilation and we refer you to the recommendations we made elsewhere in this report.

There are holes in the party walls which should be sealed with fireproof material to minimise the risk of fire spread.

4.2 Ceilings

The plasterboard ceilings are in reasonable condition for the age of property. No significant defects were found.

A number of ceilings have been lined with timber boarding which may hide defective plaster. If these finishes are disturbed during redecoration, then the plasterwork may need renewal.

4.3 Floors

The ground floor is of timber construction. The utility room/sun room floor is, however, solid.

The first floor is formed in timber.

These are in satisfactory order with no obvious structural defects.

The internal floor levels in the rear extension are not high enough above external ground levels. The external levels should be reduced to prevent damp penetration. Please see comments made later.

The floor finishes are in serviceable condition where they are visible.

4.4 Internal walls and partitions

The property has a mixture of solid masonry and plasterboard lined, timber framed internal walls.

These are in serviceable condition with no obvious significant defects.

An internal wall in the rear dining room and kitchen has been re-arranged. No obvious signs of failure were found, but the structural alterations will need to comply with Building Regulations and the relevant 'Opinions of Compliance' should be obtained. Your legal advisers should make further enquiries. See later comments. Certificates of Compliance should be obtained to confirm that the structural alterations carried out comply with the Building Regulations.

The plaster finishes are in acceptable condition, but some areas are damaged and some plaster repairs are required to a number of internal partitions. All of the bathroom walls are tiled to full height.

4.5 Fireplaces and flues

The fireplaces in the living room and dining room are in fair order, but we cannot comment upon the serviceability of flues.

4.6 Internal joinery

The internal joinery is in fair condition for the age of the property.

The staircase was fully carpeted which restricted our inspection, but it was in serviceable order although some treads creaked and need attention.

The kitchen units and fitted bedroom cupboards are in acceptable condition.

4.7 Internal decoration

The internal decorations are mainly in good condition.

4.8 Cellars and vaults

Not applicable

4.9 Other
ie Internal Common
Areas

Not applicable

4.10 Dampness

The extension walls are likely to contain a plastic damp-proof course.

The high ground level to the rear maybe close to bridging the damp course, and as this would lead to damp penetration in the future, some remedial work may be needed.

We recorded high damp meter readings in the internal wall between dining room, sunroom and kitchen/utility room. Some further investigations are required to ascertain the exact cause of this dampness.

4.11 Condensation and Insulation

Condensation.

There is condensation staining and mould in the bathroom and ventilation and insulation should be improved.

Mechanical ventilation should be provided.

The ventilation within the roof spaces is inadequate and should be improved to reduce the risk of condensation and damp.

Air circulation beneath the suspended timber floor to the main house is inadequate as there are not enough vents in the external walls and the vents are also partially blocked by the rear extension and as this can lead to decay, sub-floor ventilation needs to be improved.

Insulation.

The general standard of thermal insulation in this property is inadequate and you should consider completing the installation of double glazing, installing wall insulation, improving insulation within the roof space, to tanks and pipes and around the hot water cylinder which will reduce heating costs.

We would generally advise that such construction is below modern standards for the provision of thermal insulation and can be prone to condensation. Adequate heating and ventilation should be maintained to help alleviate problems in this regard.

The insulation to the tanks and pipes is inadequate and requires early attention to prevent possible freezing in winter and burst pipes.

There is blown glass fibre insulation within the main roof space. This should be upgraded.

4.12 Timber decay and beetle infestation

We found no evidence of any significant timber decay in this property.

There are no sign of wood-boring insect attack in the building.

5.0 THE SERVICES

5.1 Electricity

The meter is located at high level within the entrance porch externally.

The modern type ELCB consumer unit is located at high level within the kitchen.

Where the wiring is visible, no significant defects were found.

5.2 Gas

Gas is connected and the meter is located in the outside services box.

The gas installation appears generally in fair order although we cannot comment upon its serviceability.

5.3 Water supply

Cold Water.

The property is connected to the mains. The outside stopcock is in the pavement.

Where visible, the plumbing is in fair condition for its age.

The plastic water tank in the roof space is part covered by insulation and is hidden from view. However, it appears in satisfactory order with no obvious sign of leakage.

However, the support to the tank needs improvement.

Also, the lid to the tank should be replaced, with proper plastic covers.

Hot Water.

Hot water is provided by the central heating boiler and is stored within a cylinder in the hot press in the bathroom. An electric immersion heater is also incorporated into the cylinder.

The electric immersion is fitted with a timer.

The cylinder is covered by an insulation/lagging jacket which restricted our inspection. However, it appears in satisfactory condition with no evidence of any leakage.

Sanitary fittings.

The sanitary fittings are generally, in acceptable condition.

5.4 Heating

Central heating is provided by the gas fired boiler in the utility room.

The system was not operating at the time of inspection and we therefore cannot comment on its effectiveness.

Some additional heating is provided by one gas fire in the dining room and this appears modern.

We would strongly recommend that this is tested and serviced before use.

5.5 Drainage

Rainwater.

Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system. Nevertheless, we found no signs of flooding or blockages on site.

Foul drainage.

The property is connected to the main sewer.

Where access could be obtained, the underground drains were partially blocked and need flushing through/cleaning. Should problems re-occur on a regular basis a camera survey of the drains may be needed.

Above ground pipes and gulleys.

The metal soil and vent pipe (main vertical drainage pipe) on the rear wall appears satisfactory with no significant defects.

5.6 Other
ie Services to Internal
Common Areas.

Fire escapes and alarms.

We cannot comment upon the satisfactory operation of the smoke alarms fitted. For safety reasons, you must ensure that all alarms are operating properly, before occupation. Your legal advisers should also check for any service records. Both appear to be battery operated.

Security System

The property has a burglar alarm. An automatic cut-out device must be in place. This was not in use at the time of inspection.

6.0 THE SITE

- 6.1 Garage and outbuildings There are no garages or substantial outbuildings with this property.
- 6.2 Grounds and boundaries The external ground level adjoining the rear extension are too high in relation to the internal floor levels. External levels should be reduced to prevent damp penetration. Please see the comments made earlier.
- The rear boundaries are largely obscured by vegetation although there are some timber fences provided which appeared reasonable where visible.

7.0 DELETERIOUS AND PROBLEMATIC MATERIALS

In Appendix 2, we provide background information relating to the nature of materials and components that are regarded by the Irish Property and Construction Industry as "deleterious" or, in some way, problematic. We had regard to the presence of these materials and components during our inspection

8.0 ENVIRONMENTAL HAZARDS

- 8.1 Flooding Risk We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies.
- 8.2 Tree Proximity The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;
- the proximity of the tree to the building concerned
 - the height, age and species of tree
 - the design and depth of a building's foundations
 - the type of sub-soil
- There are no trees in close proximity to the building of sufficient size to merit concern at present.
- 8.3 Radon Risk Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks. Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer. Data concerning levels of Radon in Ireland has been available from the Radiological Protection Institute of Ireland (RPII) since the late 1990's. Their website address is www.rpii.ie. We have not measured the levels of Radon inside the property, as this can take several months to undertake. Whilst the property is NOT located in an area identified by the RPII as generally susceptible to higher radon levels, detailed local information is

not available.

Local information is not available but it is possible to have the building tested by contacting:-
Radiological Protection Institute of Ireland,
3, Clonskeagh Square,
Clonskeagh Road,
Dublin 14.

Telephone 01 2697766

There is a modest charge for this service. Measurements may take some months.

If high levels are found, there are remedial works which may be undertaken. The cost of such works would be subject to a Specialists Survey and Report.

8.4 Electromagnetic Fields and Microwave Exposure

Electromagnetic Fields (Overhead and Buried Cables)

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building could affect its value and liquidity in addition to the health of those occupying the property.

For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however.

We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.

Microwave Exposure

Health concerns exist with regard to microwave emissions from transmissions masts forming mobile phone networks. Conclusive guidance is not available at present regarding the health risks.

During our inspection we did not note the presence of any mobile phone transmissions masts affixed to either the land or buildings comprising the property.

8.5 Vermin

We did not note the presence of a rodent infestation during our inspection.

We did not note the presence of a bird infestation during our inspection.

We did not note the presence of an insect/pest infestation during our inspection.

9.0 LEGAL MATTERS

9.1 Tenure

We understand the property is to be sold freehold and we would advise that all details in relation to same be verified by your legal adviser.

We are advised that the agents that the property is tenanted. Your solicitor should ensure that full vacant possession is obtained prior to occupation and in addition that the property is cleared of all items excluded from the sale including stored items and that the property is left in similar condition as per viewed/survey date.

9.2 Management/Service Charges.

There is no maintenance or service charge. Your legal advisers should confirm this.

9.3 Regulations

Consideration has been given to certain issues concerning compliance with legislation. The specific issues considered are:

Building Regulations,
Planning and Listed Building legislation,
Conservation Area status,
Workplace Safety legislation associated with artificial lighting,
glazing, falling, toilet provision and asbestos.
Fire Precautions and Means of Escape

We have not undertaken a detailed review of the standard of compliance of the building with current legislation, nor have we undertaken specific risk assessments. However, the following matters would benefit from further investigation and possible action:

Your legal advisers should check the following:-

That relevant 'Opinions of Compliance' for Planning/exemption from Planning and/or Building Regulations for the rear extension and internal alterations have been obtained, if needed. If regulations have been breached or work carried out incorrectly, then extensive and costly alteration works may well be needed to ensure compliance.

That Planning Permission has been obtained for the off-street parking to the front garden.

Whether the road has been adopted by the local authority.

If the main sewer has been adopted by the local authority.

For the existence and validity of any service agreements or engineers certificates for the gas fire and central heating system in this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

9.4 Protected Structures

Protected Structures

We have contacted the local planning authority to ascertain whether the property is protected or if protection of the property is being considered. According to their records, the property is not protected.

9.5 Conservation Area Consent

Conservation Area Consent

We have contacted the local planning authority to ascertain whether the property is located within a conservation area. According to their records, the property is not located in a conservation area.

10.0 SUMMARY OF ADVICE

10.1 Urgent repairs

We recommend that you should treat the following repairs as urgent which should be remedied as soon as possible after purchase. For each item, you should obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive any quotations we will be pleased to advise whether or not they would cause us to change the advice in this report.

1. Clear partially blocked drains to rear.

10.2 Further investigations

We recommend that you should treat the following matters - all discussed earlier in the report - as urgent which should be undertaken and concluded before you exchange contracts. Additional repairs/improvements may be necessary following the results of these investigations. As soon as you receive any reports we will be pleased to advise whether or not they would cause us to change the advice which we give in this report. Should you decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future :-

1. Obtain Certificates of Compliance with Building Regulations for rear extension, including structural alterations to rear main walls.

10.3 Maintenance matters

The following should be carried out soon after occupation. You should obtain quotations for the work before you exchange contracts so that your full financial liability is known, before you commit to purchasing the property.

1. Strengthen main roof supports.
2. Replace cracked/broken roof tiles.
3. Reform/cover rear extension roof
4. Repair/reform flashings between rear wall and extension roof.
5. Render repair to chimney stack. Remove/replace cracked pots/flaunching.
6. Repair leaking gutter joints. Overhaul.
7. Window repairs, including glazing.
8. Infill gaps to party wall in main roof space.
9. Re-secure fire surrounds. Smoke test prior to use. Check/service gas fire and ventilation before use/occupation.
10. Improve ventilation. Provide/consider mechanical ventilation to bathroom. Improve subfloor ventilation to front.
11. Upgrade improve thermal insulation to roof space, hatch, cold water storage tank and pipes, hot water cylinder.
12. Monitor woodworm to roof timbers.
13. Upgrade cold water tank support, lid, insulation.
14. Consider reconfiguration of bathroom. Replace wash hand basin/waste.

11.0 OVERALL OPINION

Signed

Thorntons



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VALUATION SURVEYORS
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July 2009

Appendix 1

Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

1. Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

2. Deleterious and Hazardous Materials

We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

3. Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations and/or testing by specialists.

4. Building Occupancy

As the property is partly occupied, access to some areas could be restricted or denied. If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect.

5. Land Contamination

We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land. If, after our inspection, we consider that further detailed investigation is appropriate, we will inform you accordingly.

6. Compliance with Legislation

Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations, Workplace Regulations, Fire Regulations and the Equal Status Act. However, compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed.

7. Liability and Confidentiality

Our building inspection report may be relied upon by the client only, and is to whom we owe a duty of care. Our report must not be passed for information, or for any other purpose, to any third party without our prior written consent, which consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer on any third party any benefit or right.

Appendix 2

Deleterious Materials

Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves.

Materials that have been branded "deleterious" have usually been so classed because they either:

- (a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g. asbestos) or
- (b) can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete) or
- (c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g. calcium silicate bricks) or, in the case of composite panels, its insurability.

Some deleterious materials might fall into more than one of the forgoing three categories above.

Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty.

At present, the list of deleterious and problematic materials comprises the following:

- Composite Cladding Panels to roofs and walls.
- Nickel Sulphide inclusions in toughened glazing
- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.*
- Chloride additives when used in pre-cast or in situ cast concrete.*
- Calcium Silicate Bricks or Tiles (also known as sand/lime or flint/lime bricks).
- Mundic Blocks and Mundic Concrete.
- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.
- Lead based in paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material.*
- Lead used for drinking water pipework except when used as solder to pipe fittings.
- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.*
- Asbestos in any raw form or asbestos based products.*
- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.*
- Urea Formaldehyde Foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam).

Appendix 3 Photographs



Cracked chimney pots and vegetation to top of stack. Cracked/damaged render to top section.



Woodworm evident to roof purlin.



Cracked roof tile to rear roof slope.



Obstructions to below ground drainage system.