



Survey Audit

Property Description

Type of Report

Property Survey

Report Type

Condition report (R3)

Report Description

This report will cover the current service life of 2 prefabs school units located to east and west sides of school compound

Property Description

Clients Name

The Select Vestry

Date of Inspection

Tuesday, November 23, 2021

Email

Leixlipunion@gmail.com

Property Occupancy

Vacant

Property Address

Canon Despard Centre,
Chapel Hill,
Lucan

Weather Conditions at time of survey

Cloudy

Cold

Time

2:00 PM

Property Age (approx. years) 20+

Property Area Prefab units within school compound with town suburb

Property Type Prefab units

Does the property have a Ground Floor? Yes

Other Prefab west: Lobby, hall, 2 Wc's and 2 classrooms Prefab east: Lobby, 2 Wc's and classroom

Does the property have an attic? No

FLOOR DETAILS

Yes

Ground Floor Type

Suspended Timber Floors

Ground Floor Finish

Lino

Carpet

to both units

Condition

In reasonable condition

Some floor finishes are partially worn but ok

Recommendations if any:

Maintenance as standard at minimum

w

-e

Prefabricated wall frames in timber or metal to both units

Finish Externally

Plaster Render

Paint

Finish Internally

Slab / skim

Paint

Wall and ceiling paneling to both unit

External Condition - External walls are in what condition:

Some minor cracking locally, but insignificant

Maintenance lacking, but ok

External condition details

Some minor wall deterioration due to high ground levels to east unit

Internal Condition - Internal walls & ceilings are in what condition:

Reasonable

External recommendations if any:

Maintenance as standard a minimum

Fill any cracks if required, but not essential

Internal recommendations if any:

Maintenance as standard a minimum

DOORS & WOODWORK

Yes

Type

Panel doors

Solid woodwork throughout

Finish

Painted Finish

Condition

Reasonable

Condition details

All doors in working order

Recommendations if any:

Maintenance as standard at minimum

EXTERNAL WINDOWS & DOORS

Yes

Type

Panel Windows & Doors

Finish

Timber

Aluminium

Double Glazed

Finish details

Timber access doors to both units

Aluminium glazing to west unit

PVC glazing to east unit

Condition

Reasonable

Condition details

Aluminium glazing to west unit is dated but in working order

PVC to east unit is ok

Recommendations if any:

Some updates are required in the near future, but not essential

Maintenance as standard at minimum

R 00

Is roof structure detail applicable?

Yes

Main Roof Type

Flat roof constuction

Prefabricated ceiling frames in timber or metal to both units

Main roof condition

Reasonable

Main roof finish

Mineral felt

Other finishes

PVC down pipes

Aluminium gutters

Aluminium facias

Facias, guters & downpipes condition

Reasonable

Condition details:

All roofs appear in working order

Minor water ponding to roof but ok

Gutters full and need cleaning

Recommendations if any:

Maintenance required at minimum

VENTILATION

Yes

Type

Room vents

Roof vents

Condition

Reasonable

Condition details

No room vents available to west unit

Trickle vents acting as room vents available to glazing to east unit

Roof vents ok

Recommendations if any:

Install additional room vents in the near future

INSULATION

Yes

Type

Not available

Condition

Going by age of the property, I would imagine insulation levels are low

Condition details

I could not get access to view insulation levels in the walls, ceilings & floors

Recommendations if any:

Access to the walls/floors are required, to confirm insulation levels

Some updates are required in the near future, but not essential

HE

Heating

Finish

Convactor radiators

Condition
Con

Reasonable

Appears operational but not tested

Going by age of the property, the general heating system should be ok

Condition details

Dated heating to west unit but ok regardless

Modern electric heating to east unit and appears in working order

Recommendations if any:

Maintenance as standard at minimum

PLUMBING

Yes

Type

Direct plumbing

Condition

Reasonable

Condition details

Appears operational and in working order

Hotwater available also

Recommendations if any:

Maintenance as standard at minimum

ELECTRICITY

Yes

Finish

Mains circuits throughout

Type

Mains electricity

Condition

Good

Going by age of the property, the electrical system should be ok

Condition details

Fire alarm appears in order

Surface mounted cabling throughout appears ok

Intruder alarm available

Recommendations if any:

Maintenance as standard at minimum

FURNITURE & FIXTURES

Yes

Is furniture & Fixtures applicable

Yes

Type

Kitchen

Bathrooms

Condition

Reasonable

Bathrooms in reasonable condition

Condition details

Kitchens appear in reasonable condition

Recommendations if any:

Maintenance as standard at minimum

FOUL & STORM SEWER

Yes

Are foul & storm details applicable?

Yes

Finish

Possibly PVC

Condition

Soil vent missing

All service manholes appear ok

Recommendations

Maintenance as standard at minimum

EXTERNAL SERVICES

Yes

Are external services details applicable?

Yes

Type

ESB

Water

TV/Internet services available

Condition

Reasonable

Water meter not available

ESB meter not available

Fuse box available

Phone/tv services appear available

Recommendations if any:

Maintenance as standard at minimum

FIRE REGULATIONS

Yes

Are fire regulation details applicable?

Yes

Type

Fire doors

Condition details

Door restriction disabled to some internal doors

Recommendations:

Reinstate door restriction

GENERAL OBSERVATIONS & CONCLUSIONS

Yes

General observations and conclusions

I did not notice any structural issues during my survey

All walls appear sound

I didn't see any cracking of significance

General Observations & Conclusion details

I have inspected the two prefabricated buildings and can confirm that, whilst coming towards the ends of their useful lives, with regular maintenance and in the absence of any unforeseen occurrences they could be expected to remain structurally sound and fit for purpose for another 5 to 7 years.

Additional Comments

Nice property and is reasonably well maintained

See below link to survey pics as a point of reference:

<https://photos.app.goo.gl/hgkyko6MqBhwnfSK8>

Survey Notes

I did not access drainage externally.

There may be a mix of harmful/hazardous materials due to the age of property and testing may be required. This report may include such details but the report is only limited to a visual inspection only.

This report is for the use of my clients only. Under no circumstances can this report be used by a third party without permission from BUILDING MATTERS. All items listed above are from a visual inspection only. Further testing and inspection will be necessary to confirm any concerns. No evasive measures were used during this inspection. Any opinions and assumptions made are on an experience level only as there was no evidence to suggest otherwise.

Any fire regulation items potentially mentioned above are from a visual nature only. This report will only provide an outline to fire regulations. Further evasive investigations will be required to clarify any potential fire issue by the services of a certified fire engineer.

Note regarding important items:

Any items highlighted above I recommend attention before proceeding with sale.

Niall Hehir B. Eng. in Civil Engineering
Building Matters
087 2952101

Signature

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