

## INSPECTION REPORT FOR PROPERTY D24X275

A visual inspection was carried out on a property located in Mountpelier in Dublin 24 on 26-6-22 by Michael Moore, Chartered Engineer.

The property was an original farm cottage with a large extension to the rear. The cottage is situated at the rear of a farmyard and backing onto a grass paddock.

### Exterior

I believe the construction to be of stone and brick construction with a flat roofed block extension to the rear and a dashed render which is in good condition. The roof was in fair condition with minimal loose or broken slates. The flashing around the chimneys and the capping will need some attention. The windows are a mix of new and old with the older ones needing replacing. The guttering is doing its job with some repairs required.

The external ground level is above the internal floor level in the south of the property which is not uncommon in a property of this vintage but can contribute to internal damp.



Photo 01 - Front elevation of property



Photo 02 – Front entrance



Photo 03 – South gable and chimney



Photo 04 – Rear extension

### Interior

The entrance door opens into an entrance porch that leads into a central kitchen / dining room with 2 bedrooms leading off it and access to the rear extension which contains a living room, a bathroom, and a further bedroom.

The walls are drylined with a pitched plaster ceiling in the original house.

The house has electricity, water and heating and the floors don't show any signs of movement.

There is a sign of slight water ingress at the central chimney, and this is likely because of damage to the flashing



Photo 05 – Kitchen / dining room



Photo 06 - Bedroom off kitchen with pitched ceiling



Photo 07 - Living room

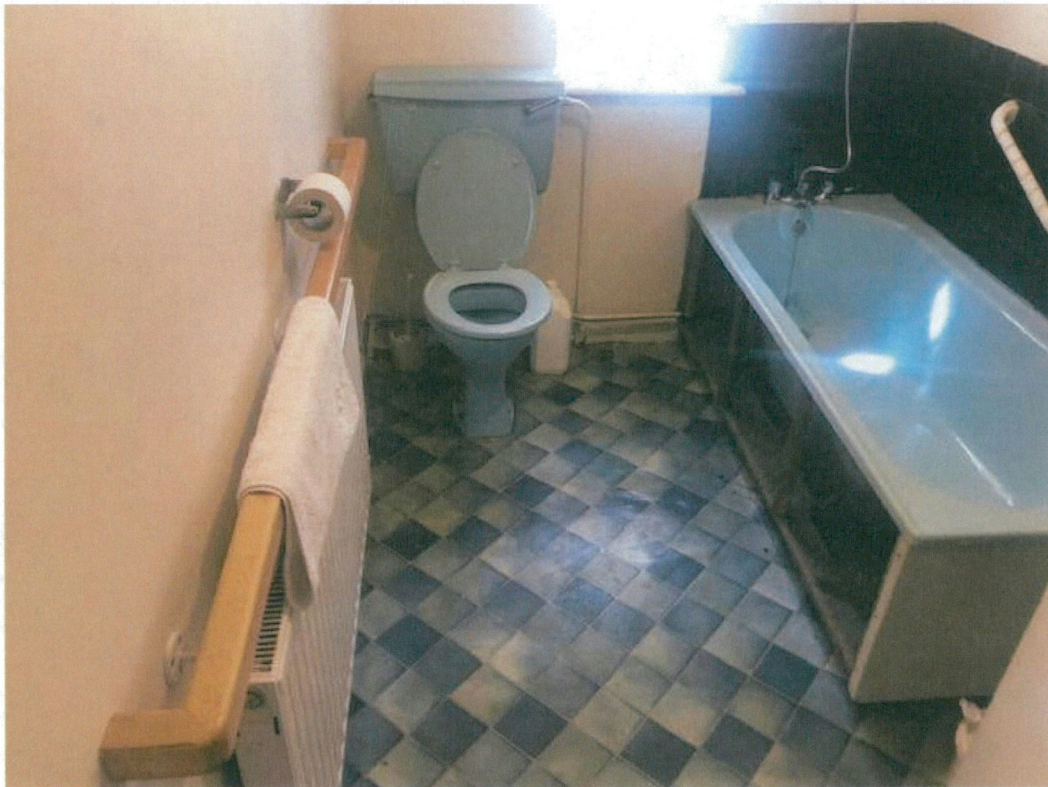


Photo 08 - Bathroom



Photo 09 – Water ingress at chimney



Photo 10 – Central heating in the second bedroom



Photo 11 – Floors to kitchen

### Conclusion

The property is an honest example of a traditional farm cottage that would greatly benefit from some sympathetic modernisation of the original cottage and bringing the extension up to modern standards. Excavating back the soil or installing a French drain around the south end of the original cottage would isolate the external walls from possible damp ingress.

Some further inspections of the chimney would be recommenced if the drylining is removed.

Overall the property was habitable and in good condition for its age and no evidence of structural damage or subsidence was evident.