



BELL
ASSOCIATES
ARCHITECTURE
PLANNING

Roger Bell
dip. arch. tech. Bsc. CAD

E bellassociates@eircom.net T 01-8430267 T 042 938 3865 M 087 2371984

Rogerstown, | Muchgrange,
Rush, | Greenore,
Co. Dublin. | Co. Louth

This inspection report is to provide a report on the general state of repair of the property described below. It is not a Full Structural Survey as it is not practical to examine unexposed or inaccessible areas of the property, but it is a report by the surveyor on those matters expressly set out in this report to establish the general state of repair and the structural condition of the property based on the visible elements as outlined in the report, together with valuation advice. This report will not detail defects of no structural significance or of a minor on unexposed or inaccessible areas as it is a report on the visible surface only. The information set out below must be read in conjunction with the marginal notes which form an integral part of the report. You are advised to show a copy of this report to your solicitor.

Report No.41-11

Name of Client:

Address of property inspected: Dundalk, Co. Louth

Date of Inspection: 11th January, 2010.

Weather Conditions: Cold, Overcast and Dry

Dwelling: Two storey mid-terraced dwelling

Description:

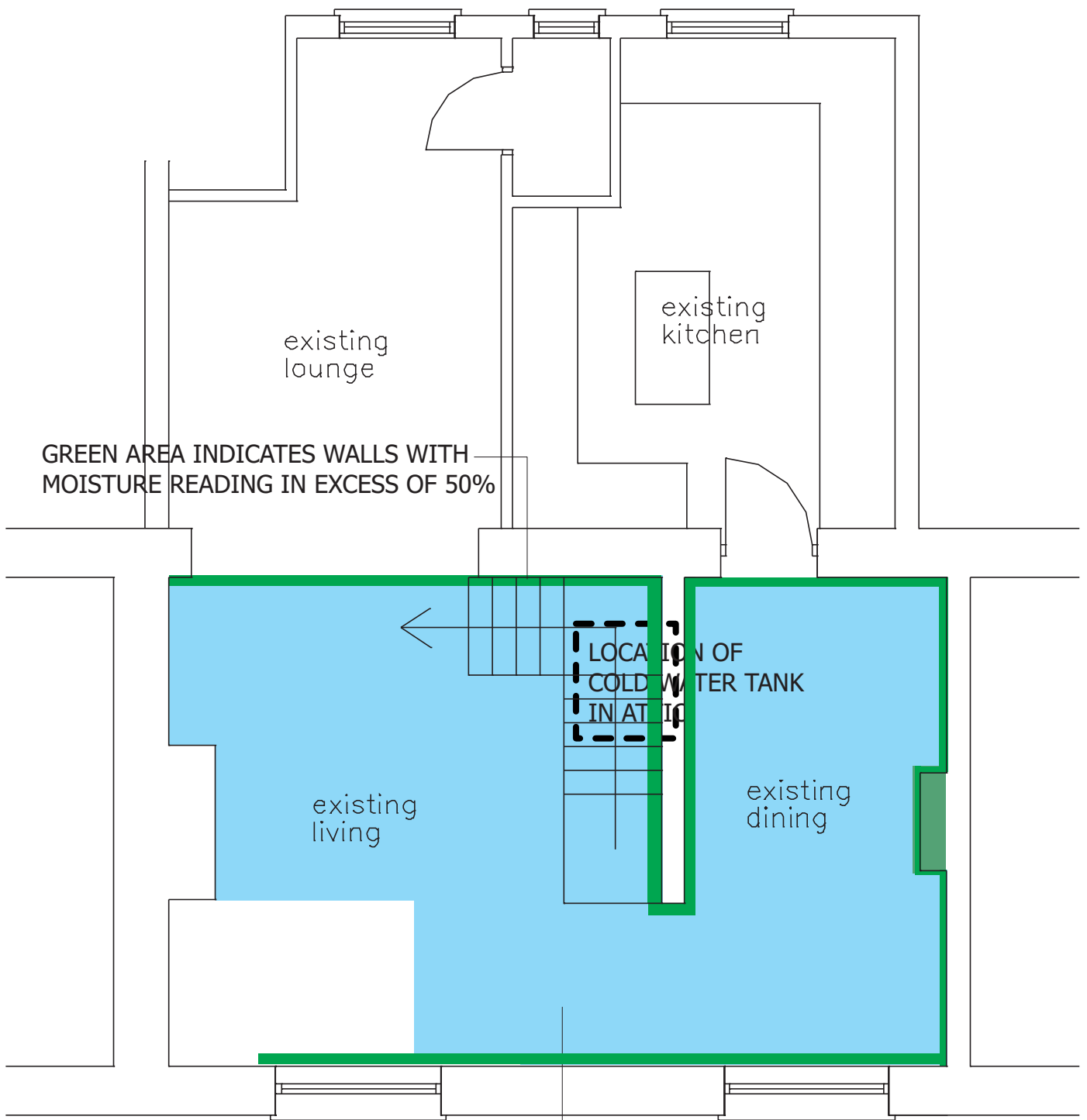
This report has been prepared to detail the damage to our clients dwelling following on from a burst rising main pipe adjacent to the cold water tank in the attic.

A continuously running overflow pipe was reported by neighbours to our clients whom were on holidays at the time of the incident.

The mains water supply was subsequently turned off and a plumber conducted emergency remedial work by stop ending the burst pipe, and removing the damaged section of copper piping.

It has been estimated that water was leaking under high pressure from the pipe for a time of 24-36 hours prior to it being discovered, and an extensive amount of water was sprayed throughout the attic, and subsequently through the ceilings below from the attic down to the ground floor of the dwelling.

As part of the survey a damp meter has been used to ascertain the moisture level throughout the dwelling.



FIRST FLOOR PLAN

AREA OF FLOOR SATURATED WITH WATER INDICATED IN BLUE SEE PHOTO 8.

Due to the prolonged nature of the leak, the attic was sprayed with water, which saturated the rafters, joists, and the quilt insulation with readings from 35 - 100% saturation. See photos 3,4, 5 & 6 for attic moisture readings.

The first floor consists of carpet over chipboard finish, saturated areas shaded blue in the above graphic with moisture readings at 100% with water visible around footwear while walking across surface.(photo 8)

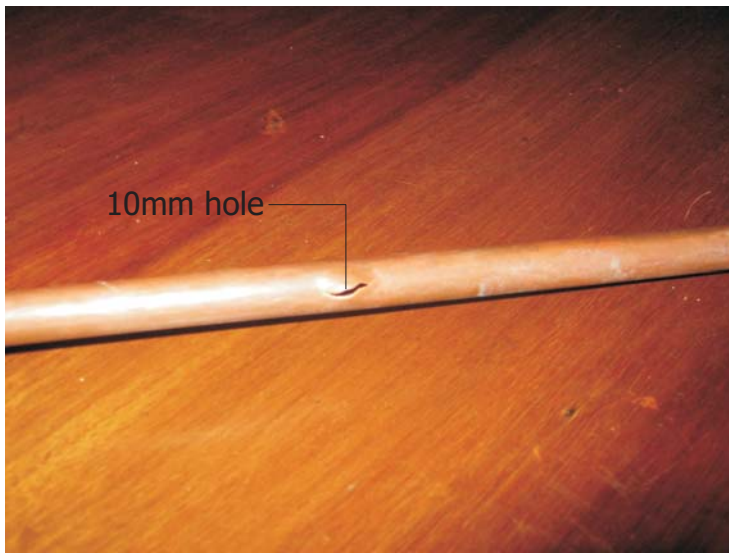


Photo 1 - damaged copper pipe

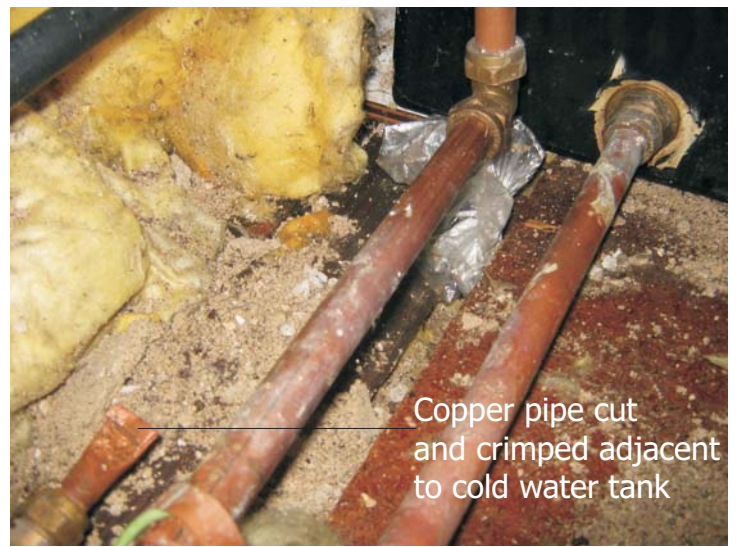


Photo 2 - copper pipe crimped



Photo 3 - rafter 80% moisture



Photo 4 - joist 80% moisture



Photo 5 - joist 100% moisture



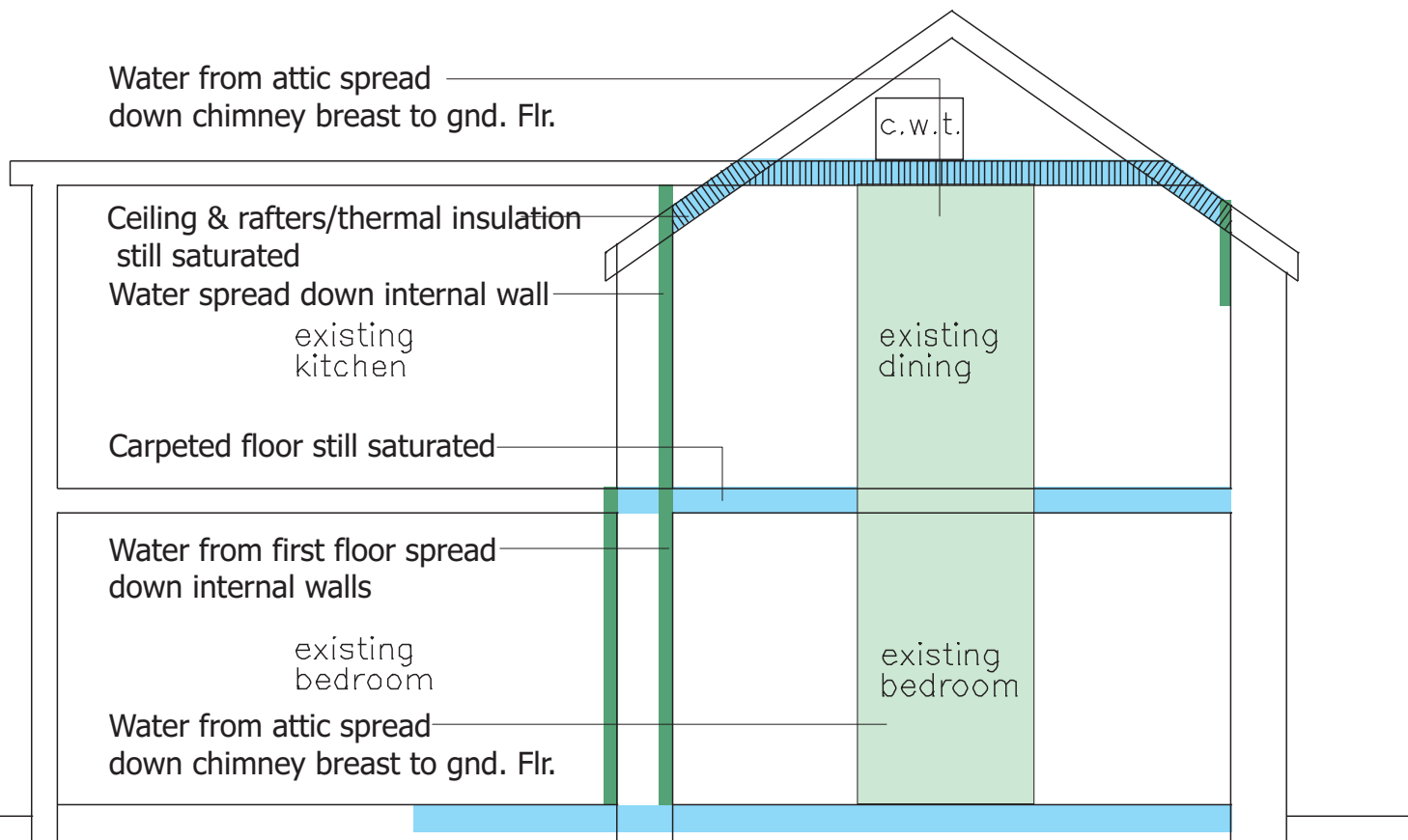
Photo 6 - insulation 35% moisture



Photo 7 - saturated rafters



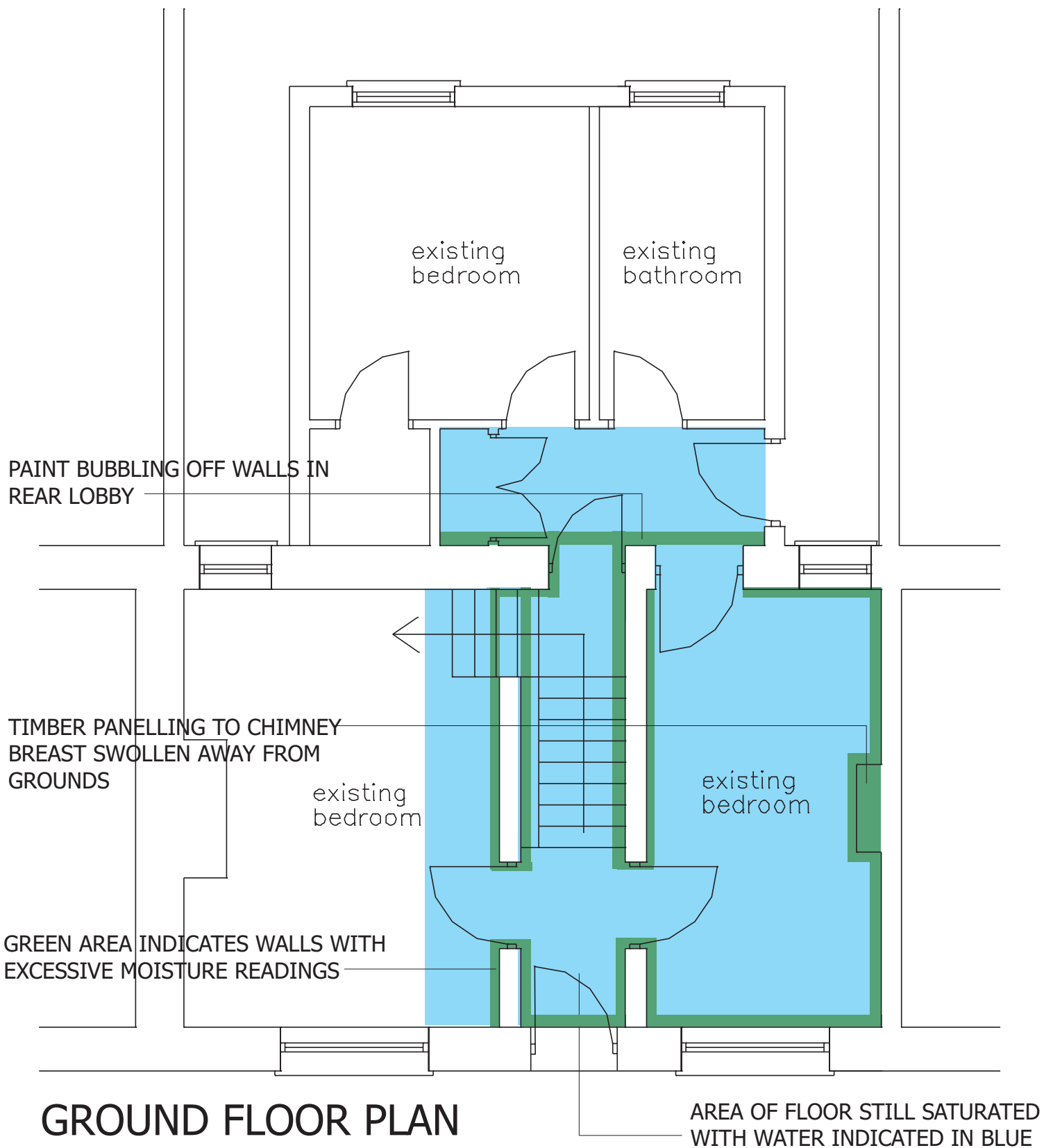
Photo 8 saturated floor/carpet



SECTION A-A

The diagram above, Section A-A shows the water spread evident on the day of survey, with water first spreading from the saturated attic dripping on to the first floor below through the ceiling. Water also spread down the chimney breast to the floor below, with moisture readings for both internal and external walls showing 40-60%.

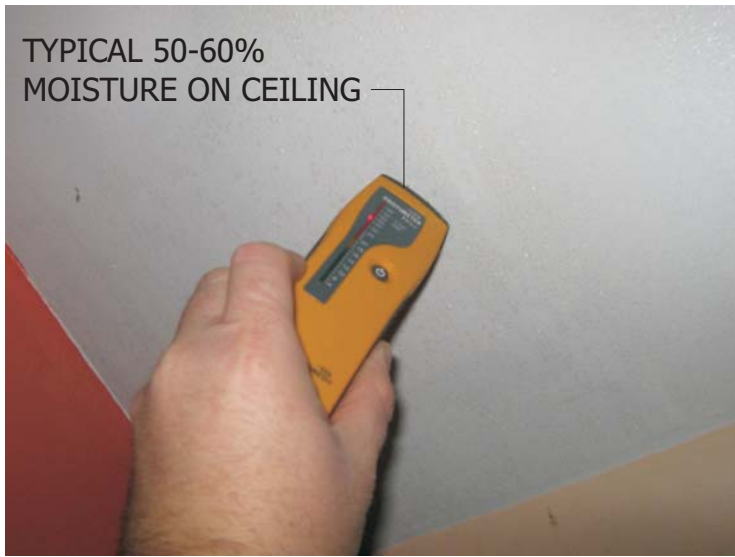
Water spread out in to the rear of the dwelling from the first floor down the spine wall of the house with paint bubbling off the damp walls in the rear ground floor lobby, and readings in the ground floor bedrooms and the rear ground floor lobby floors showing high moisture content.



Water spread out in to the rear of the dwelling from the first floor down the spine wall of the house with paint bubbling off the damp walls in the rear ground floor lobby, and readings in the ground floor bedrooms and the rear ground floor lobby floors showing high moisture content.

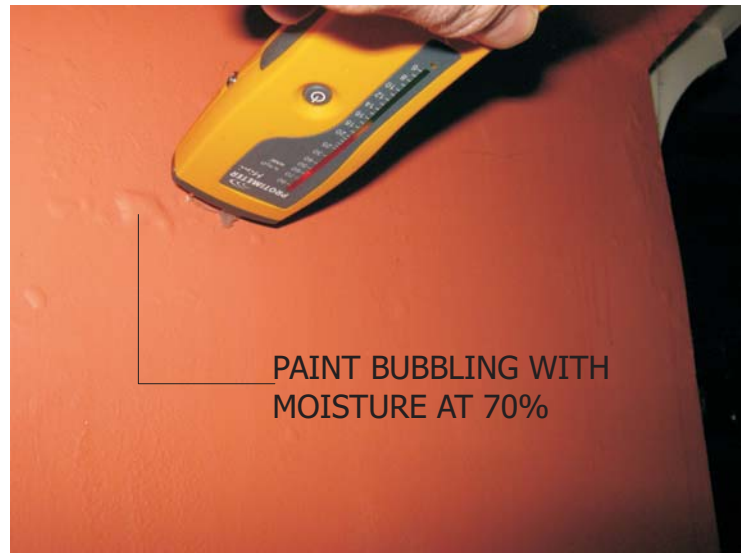
It was also noted that timber panelling to the bedroom chimney breast was swollen and had disconnected from the grounds. Existing doors too have become swollen and are difficult to open.

Water was seen pouring from light fittings and sockets throughout the dwelling prior to the water supply being cut off.



TYPICAL 50-60%
MOISTURE ON CEILING

Photo 9 - typical ceiling



PAINT BUBBLING WITH
MOISTURE AT 70%

Photo 10 - typical wall



SWOLLEN PANELLING
IN GROUND FLOOR
BEDROOM

Photo 11 - chimney breast

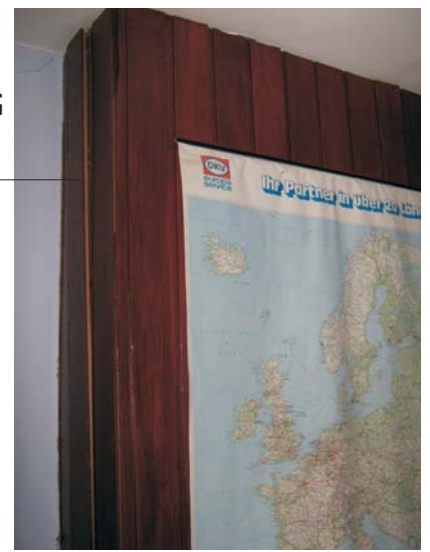


Photo 12 - chimney breast



PAINT BUBBLING
FROM WALL WITH
MOISTURE AT 70%

Photo 11 - saturated wall
rear lobby - ground floor



VISIBLE WATER
SATURATION ON
CARPET ON GROUND
FLOOR BEDROOM

Photo 13 - ground floor bedroom

Recommendations:

We would recommend the following remedial actions to bring the property into a proper state of repair:

Remove all existing plasterboard from first, and ground floor ceilings.

Remove all existing quilt insulation.

Remove carpet finishes throughout on ground and first floors.

Remove chipboard/plywood floor finishes on ground and first floors.

Allow all surfaces to dry by natural/mechanical means.

Monitor all surfaces/materials until moisture content has dropped to acceptable levels.

Re-plumb all fittings in attic area ensuring all piping, and cold water tanks suitably thermally insulated.

Re-wire all damaged areas, and re-place all damaged light fittings, wiring, conduit, and sockets.

Thermally insulate attic with suitable rigid board insulation.

Re-slab all ceilings with suitable plasterboard/insulated bonded ceiling board, skim and make good.

Re-floor all damaged areas with 22mm marine grade plywood and make good.

Replace all damaged floor finishes and make good.

Examine all walls, and remove all damaged paint/plasterwork.

Assess condition of all walls and re-plaster/re-skim as appropriate and make good.

Replace all skirtings, architraves and all sundry damaged joinery items, fill, sand, paint and make good.

Assess condition of all doors, and replace, repair as necessary and make good.

Finally, in accordance with our standard practice statement we confirm that this report is for the use only of the party to whom it addresses, and no responsibility is accepted to any third party for the whole or part of it's contents. The report is prepared on the basis of full disclosure of all relevant information and facts.

Signed



Roger Bell dip.arch.tech. Bsc. CAD. RIAI (arch.tech.) ACIAT

Dated : 11th January, 2009.