

Appendix A. Survey Record Sheet

Survey Record Sheet

Address: 48 Prospect Avenue, Botanic, Dublin 9

Property ID No: ML BS-002-B120

Area: Immediately east of the alignment. Alignment intersects/passes under the north west corner of the building. Situated north of proposed Glasnevin Station.

Owner/Occupier: Name: Ms. Anu Meehan
Tel. No: 087 630 9161
Address: As above.

Photographs and Sketches of Building / Structure:



Front elevation, facing west



Right-hand side elevation, facing south



Rear elevation, facing east. Also containing single storey extension.

Building / Structure Use: Residential

Age of Building / Structure: Owner has advised 1900 (which is in line with Surveyors judgment) although she believes it may date as far back as 1850.

Structural Form:

Walls: Solid construction, with a mixture of pebble dashed and smooth rendered finishes. Main dwelling believed to comprise of random brick and stone rubble walls. (advised by owner).

Floor:

-Main dwelling: Concrete floor, floor finish raised on batons (advised by owner). First floor level suspended timber.

-Rear extension: Concrete construction.

Foundations (Type) Depth (m): Judgment: Bricks laid in stepped fashion, assumed approx. 0.5m-1.0m deep.

Height (m) and No. Stories: Two Storey, approximately 5.1m from pavement to underside of eaves.

Basement (Y/N) Depth (m): No

Structural Form of Basement: N/A

Does Basement Extend Beyond Main Building (Y/N) Distance (m): N/A

Basement Use: N/A

Does Building / Structure have an Extension (Y/N): Yes. There is a single storey extension to the rear of the property which caters for a kitchen and toilet. The owner has advised that the extension was constructed circa 1999.

Structural Form of Extension: Masonry block walls. (Advised by owner)

Extension Foundation (Type) Depth (m): Reinforced concrete strip. Judgement: 0.6m-1.0m below ground level.

Is Extension Connected to Building (Y/N): Yes and is connected to the east facing elevation at ground floor level.

Extension Dimensions:

Front to back: 2.4m

Left to right: 5.4m

Ground level to eaves: 2.3m

Building / Structure Condition 0-5:

(Categorise in accordance with BRE 251 (1995) Damage Classification.)

Building / Structure Condition overall rating: 1

Particular issues noted:



Damp staining to front wall of dining room area. Owner is aware of issue.



Mastic seal noted to some joints of the roof tiles to the rear extension lean-to roof. Owner has advised there was a previous leak around the velux roof light serving the kitchen, but has not manifested after remedial works where undertaken.



Very slight cracking off kitchen window head.



Blown concrete to kitchen window cill. Exposed rebar to same.



Slight cracking to reveals of front main entrance door.



Very fine cracking through the first floor level window cills as viewed from the front elevation.

General Comments:

- Owner is concerned that the property may not have foundations.
- Owner has advised that the property was completely refurbished internally and extended to the rear in 1999.
- Due to the site constraints, height and configuration of the main roof structure, it could not be viewed.
- Direct access was not obtained to the right-hand side elevation (south facing). This elevation forms part of the southern boundary. This elevation would need to be surveyed from the neighbouring property's site. Elevation surveyed from side entrance gate only.

Date and Time Refused access: N/A

Reason for refused access: N/A

Inspection Conducted By

Name: Lorcan Rafferty
Signature: *Lorcan Rafferty*
Position/Title: BSc (Hons) Building Surveying
Date: 15th August 2019

Review By:

Name: Darren Brennan
Signature: *Darren Brennan*
Position/Title: Managing Director
Date: 20th August 2019