

# **Report & Schedule of Dilapidations**

**On**

**1-47 Meile-an-Ri Drive  
Balgaddy, Lucan  
Co. Dublin**

**by  
eml architects  
on  
May 28<sup>st</sup> 2010**



Clients Name: Cara Housing

Client Address: Lower Mallow Street,  
Limerick, Ireland

Client Contact: Terry Brophy

Address of property inspected: 1 – 47 Meile-an-Ri Drive, Balgaddy,  
Lucan, Co. Dublin

Date of inspection: March 11<sup>th</sup>, 18<sup>th</sup> & 25<sup>th</sup> 2010 and April 1<sup>st</sup> & 30<sup>th</sup> 2010

Other Specialists involved: Quantity Surveyor

Prepared at: **eml** architects Ltd.  
40 Dame Street  
Dublin 2

Document prepared by: Helge Koester

Job Reference: 3010

## Executive Summary

The main areas of defects and dilapidation relating to the building are summarized below.

- The external windows and doors are generally badly fitted, are warped, out of alignment and have evidence of severe cold bridging through out the development. (See also separate report by Construction Detailing and Management Solutions commissioned by South Dublin County Council)
- None of the glazing is certified.
- Doors to the common area are not certified fire doors and fire seals are missing.
- There are ongoing problem with the heating systems with reported leaks or malfunctioning systems. We are aware that significant investment by Cara in the past addressed many of the original problems with this system.
- There are numerous issues with the electrical installation.
  - o bulbs are blowing
  - o switches are not working properly
  - o the intercom system is not functioning
  - o many items such as the boiler, switches which should be earthed are not.
- The plaster work in some apartments is very poor and lost key with the walls and is cracking.
- The attic space is insufficiently insulated with poorly cut and poorly installed insulation.
- Some vent pipes are terminating in the attic space which results in a foul smell.
- Cross ventilation has not been provided to the attic space. There is only ventilation from one side.
- There are areas of non compliance with recommendation of TGD of the Building Regulations in the following areas.
  - o TGD Part B (Fire)
  - o Part F (Ventilation)
  - o Part K (Stairs)
  - o Part M (Disability) in some areas.
    - Part B and M are mainly in relation to access or egress from the building and the provision of fire doors,
    - Part K with the head heights of the first flight of the stairs in the common areas
    - Part F with missing mechanical ventilation for kitchens and bathrooms.

The following observations and findings as well as the schedule of dilapidation lists and costs items which would be required to bring the building to a state where if was fit for purpose and in a good state of repair, while some of the items listed are decoration items we have aimed the report at items which would require attention in the short to medium term. The costs have been broken into 3 sections

- o Urgent Items to comply with Building Regulations or Health and Safety Requirments
- o Regular Maintanance Items
- o Decoration

It should be noted that despite numerous requests no drawings or safety file documentation has been made available through SDCC or the original design team so assumptions on escape routes and widths as well as fire door provisions and Part M access have been made based on the Building Regulations in place at the time Part X planning was obtained which we believe is September 2001.

## 1.0 Introduction

- |     |   |  |
|-----|---|--|
| 1.1 | Type and age                                    | The property is a two storey above ground floor apartment, building completed in 2004.<br>The project architect was Murray O’Laoire and Associates, now in liquidation.  |
| 1.2 | Description of Property and Age                 | The property is of residential use, containing 24 apartments located on ground, first and second floor levels. The ground floor apartments are served by their own entrance door which provides access directly from the exterior of the apartment block. The first and second floor apartments are served by four individual common areas/stairwells, with 2 no. apartments located and accessible off each of the first and second floor landings.   |
| 1.3 | Accommodation and Occupancy                     | The apartments comprise of 24 two bedroom units. We had access to 21 of the 24 apartments during our site visits, but could not gain access to the remaining apartments despite informing the tenants about our visits.  |
| 1.4 | Outbuildings and Parking                        | There are no outbuildings forming part of the development. Off-street parking is provided directly opposite the front elevation, and adjacent to the public road. The car parking spaces are not designated.   |
| 1.5 | Persons Providing Information During Inspection | The initial site visit was carried out by Mark Elliott and Helge Koester from eml architects and Diarmuid O’Neill, Quantity Surveyor. The on site inspection was carried out by Helge Koester of <b>eml</b> architects and John Duffy of Diarmuid O Neill Associates Chartered Quantity Surveyors.<br>Background information in relation to the development was provided by Mr. Terry Brophy of Cara Housing.<br>Site visits took place on March 11 <sup>th</sup> , 18 <sup>th</sup> & 25 <sup>th</sup> 2010 and April 1 <sup>st</sup> & 30 <sup>th</sup> 2010.  |
| 1.6 | Location and Orientation                        | The property is located adjacent to Balgaddy Road, within a residential development of similar type and aged buildings. The development is part of an overall development Balgaddy B including overall 33 apartments, 26 Townhouses and 11 Duplexes. The architect for the development was Murray O’Laoire Architects, now in liquidation. The location is approximately 3 miles south east of Lucan Village and 10 miles west of Dublin City Centre.<br>The front entrance doors and front elevation of the property face north west and any reference given to front, rear, left or right hand sides are as viewing the building from the car parking area and facing the front elevation. |

## 1.7 Tenure

We believe that the property is Freehold and owned by South Dublin County Council. The apartment block is managed by Cara Housing, who instructed **eml** architects to undertake the inspection and survey and provide a schedule of dilapidations. The schedule of dilapidations is divided into urgent items, regular maintenance items and decoration items.

## **2.0 Circumstances of the inspection**

2.1 Weather conditions      The weather conditions on the days of inspection were mainly dry with small amount of rain on occasions.

2.2 Limitations              We have inspected the above property in accordance with our contract dated October 2009, to provide a costing and schedule of dilapidations as a team with a Quantity Surveyor.

The inspection and report on the property comprise mainly of the exterior and interior of the apartment block and the common areas, as instructed by our client.

The report covers parts of the property, which were readily visible or accessible at the time of inspection. We have, however, not inspected areas which are concealed, or which were not readily accessible, nor have we raised fitted floor coverings, or removed floor boards (unless otherwise stated). The report does not purport to express an opinion or advise upon the condition of the un-inspected parts.

Inspection of services within exterior and interior and the common areas has been limited to a superficial visual inspection. No specialist investigations have been carried out by any services consultant at this time and no tests have been carried out.

Further detail is available through Cara files on the defects in the mechanical & electrical services and the costs incurred to date on them. Nevertheless a detailed inspection of these systems by a specialist services consultant or contractor would identify any further defects not identified in this report.

In view of the complexity of the building, we do not guarantee to have seen each and every defect/deficiency that may exist in the property, but we expect to have seen all the major items relating to the brief and most of the lesser ones.

Various photographs taken during the course of our inspection are enclosed. A selection is included in this report.

The Report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the Report at their own risk.

### 3.0 Observations and Findings

#### 3.1 Common Areas

- Clear width of entrance doors to common areas are too small, max 700mm, and don't comply with the building regulations, TGD Part B and Part M, min. 800mm. For the current occupancy we would recommend a clear width of 900mm. Exact requirement can be clarified once fire safety certificate drawings are provided.
- The door to the rear is indicated as an escape route but locked and only the tenants have a key for it. This door has a max width of 700mm, which doesn't comply with TGD Part B or Part M, min. 800mm and it should be readily openable in the direction of escape. Fire cert documentation would also confirm if this door is required to be a final escape.
- Elements of the electrical installation need to be checked and serviced. The bulbs often blow and the intercom doesn't work properly and should be replaced.



- The certification of the glass in the common areas is not visible. Part K and BS 6262-4 require a toughened glass up to a height of 900mm.



- The handrail in front of the windows at landing is not acting as a barrier or guarding and in one location the guarding is loose.



- Automatic Opening Ventilation's (AOV) in common areas need to be cleaned, serviced and periodically tested for activation on fire alarm. We are aware they were recently re-commissioned and linked to alarm.



- Letterboxes to the entrance are not appropriate and should be replaced with appropriate ones.
- Numerous complaints that letters have been taken from them.



- Head heights on the first flight of the stair in the common areas don't comply with the recommendations of TGD Part K, min. 2000mm, measured max. 1950mm.



### 3.2 Apartments

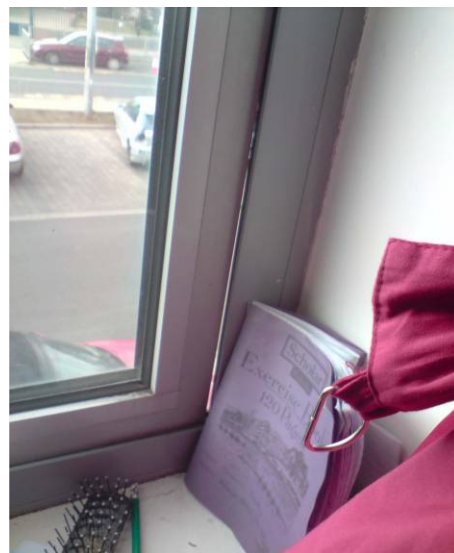
- Clear opening width of entrance doors to GF apartments are too small, max 700mm, and don't comply with the building regulations, TGD Part B or M, min. 800mm, neither would it be possible for a wheelchair person to access the building.



- Fire alarm to GF apartments is not wired back to the main fire alarm panel.



- Windows and external doors show gaps of up to 15mm between window frames and window sections creating drafts through out the apartments. Generally the windows and doors installed throughout are not fit for purpose and this report recommends and costs their replacement. (See also a separate report on the glazing commissioned by SDCC)



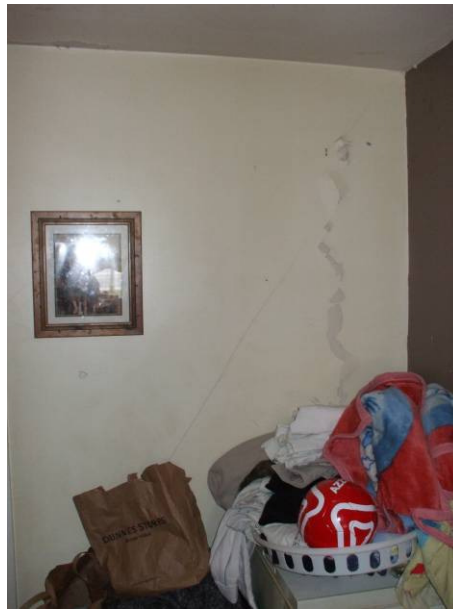
- There are ongoing problems and defects to the heating system. Some remedial works has been carried out previously resulting in installing new pipe work with unsighted boxing out, e.g. apartment 15 and 29 or in exposed pipe work, e.g. apartment 47.

- Doors to common areas for apartments at first and second floor are not certified FD30S doors. These doors are plain doors with no seal and weak hinges.
- Would assume from fire cert if available at least FD30S doors with self closing device.



- Door closers and door saddles to internal apartment doors are not installed or fitted through out the complex.

- Plaster work is of a very poor quality in some apartments, it has lost key with the walls and has cracked, e.g. apartments 25, 27, 37 and 39.



- It was noted that the electrics in the apartments need servicing and investigation.
- Double switches don't work properly and a lot of bulb fittings show indications of bulbs blowing.
- The heating system in general is not properly earthed.
- The intercom system doesn't work properly or at all and should be replaced.

- Mould growth occurs in numerous locations around windows and this might be related to the poor window system.
- Water ingress into cavity wall construction through gaps and openings noted elsewhere as well as the absence of weep holes could also be contributing to the mould.



- Pest infestation recorded only in apartment 11. Although anti-pest sound device used in number of other top floor apartments.

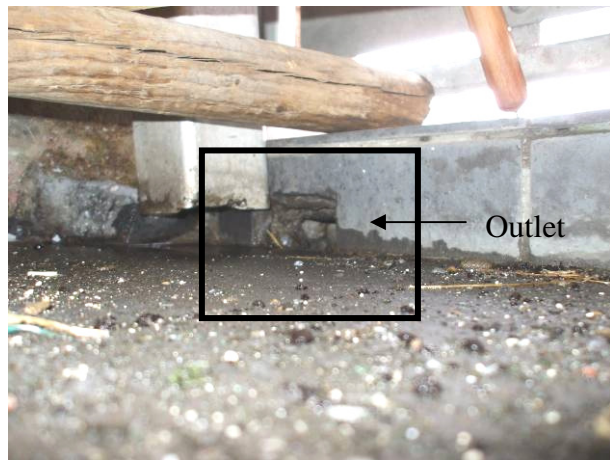
- Balcony doors are not properly insulated (only aluminium frame with single panel timber infill) and in some cases damaged. Given the make up of these doors it is unlikely they achieve the U-values recommended in TGD L of the building regulations.



- There were small cracks and stains on ceilings or walls which need to be dealt with by making good and repainting.

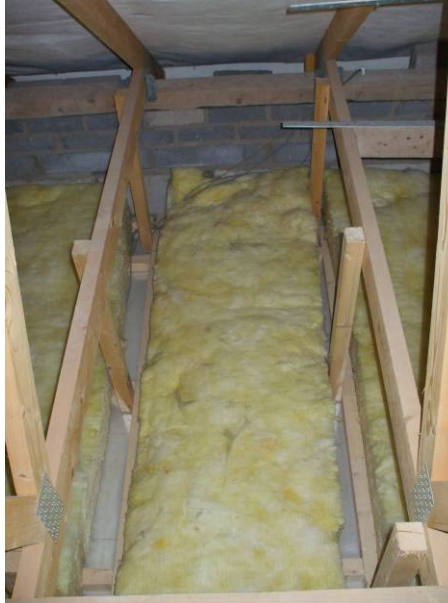


- There are no mechanical extract fans in the kitchens or the bathrooms. This does not comply with recommendations of TGD Part F.
- Fuse board covers were missing in apartments 41 and 47.
- External metal meter covers were missing at apartments 37 and 39.
- Balcony rainwater outlets too small with risk of flooding.



### 3.3 Roof

- Attic space above the apartments is poorly insulated with gaps. Insulation is loose in some places and inconsistent.



- Some soil vent pipes terminate in the attic space and not above roof level.



- There are large gaps in the roof to the side of the flat roof adjoining the roof light. Rafters are exposed to the outside and no cross ventilation exist.



- Some fire proofing in party walls is missing.
- Small amount of broken and damaged slates in isolated locations.



- Cracks/splits in lead valleys and valley gutters as well as undulation/sagging in valley gutters.



- Debris on flat roof areas and in gutters.



- Damage to damp proof course material at parapets resulting in water ingress.
- The parapet gutters appear to have originally been formed with a lead covering/lining. However, the lead covering has been over-coated with a bitumen type felt covering. A considerable number of cracked, split and partly opened joints in the felt gutter lining were noted during our inspection. We would have concerns regarding the reasons for an over-coating material being applied to the original parapet gutter lining, as well as the condition and detailing of the guttering lining materials.
- Cracked mortar pointing to parapet concrete capping.



### 3.4 External Façade

- There are no weep holes to the brickwork, the DPC is under the recommended level of 150mm above GL and there is moss growth to the brickwork in some areas.



- Shrinkage noted to the majority of silicon joints.



- Open joints between main external brick wall and recessed brickwork on front elevation as well as open joints and gaps along junction of window frame and brick reveals.



- Pointing to external wall is poor in areas and has started to come loose in others.



- Some capping to the boundary wall is damaged or missing and the underside is wet on a dry day.



- Use of different window cills, e.g. one-piece cill or three-piece cill. Some are cut to suit and the reinforcement is exposed or in other places the cill is not one piece and there are big mortar joints between each piece.



- Hopper lintols are too short and do not extend enough (bridge gap) onto the brick resulting in cracks.



### 3.5 Site works

- Some paving slabs are damaged, missing and in some locations create a trip hazards.



- The kerb to the front gardens and entrances are not suitable for wheelchair users because the level difference is in excess of 50mm.